



**AGENDA**  
**BOARD OF DIRECTORS MEETING**  
Wednesday, December 13, 2023, 6:00 pm  
1<sup>st</sup> floor Community Room, Administrative office  
138 S. Brandon Road., Fallbrook, CA 92028  
*\*All meetings are hybrid unless otherwise noted.*

**\*Please contact the Board clerk for language translation services 48 hours in advance of the meeting. In accordance with California Government Code Section 54953 teleconferencing will be used for this meeting. Board members, staff and members of the public will be able to participate by webinar by using the following link: <https://us02web.zoom.us/j/85092529608?pwd=Y21JN1IyVUc2T3pnditjS3pQNHkxZz09> Meeting ID: 850 9252 9608. Passcode: 336866 Participants will need to download the Zoom app on their mobile device. Members of the public will also be able to participate by telephone using the following number: +1-669-900-6833 Meeting ID: 850 9252 9608. Passcode: 336866**

- A. CALL MEETING TO ORDER / ROLL CALL / ESTABLISH A QUORUM / PLEDGE OF ALLEGIANCE**
- B. ANNUAL ORGANIZATIONAL MEETING**
  - B1. Nomination and Election of Officers of the Board
    - Counsel Scott will conduct the process for the election of officers – the Board Chair who is elected, will then chair the meeting.
  - B2. Appointment of the Treasurer (Chair)
  - B3. Committee Assignment(s)
    - Finance Committee
    - Facilities Committee
    - Strategic Planning Committee
    - Government and Public Engagement Committee
- C. APPROVAL OF THE AGENDA**
- D. PUBLIC COMMENTS - ANNOUNCEMENT**

Members of the public may address the Board regarding any item listed on the Agenda at the time the item is being considered. Members of the public may also speak on any item not listed on the Agenda which falls within the subject matter jurisdiction of the District immediately prior to Board Comments & Items for Subsequent Meetings section below. Members of the public attending in-person need to fill-out a "Request to Speak" card and those attending by webinar need to raise their hand at this time and identify the Agenda item they would like to speak on. The Board has a policy limiting any speaker to not more than five minutes.
- E. PUBLIC HEARING -**
  - E1. Public Hearing to Consider Resolution No. 461 adopting certain findings approving energy service contract for energy related improvements to district facilities with SiteLogiQ.
    - a. Presentation of Project
    - b. Open the Public Hearing
    - c. Public Comments
    - d. Close Public Hearing
    - e. Board Comments and Discussion
    - f. Consideration of Resolution No. 461
- F. CONSENT ITEMS -**

- F1. Minutes of November 1, 2023, Finance Meeting
- F2. Minutes of November 8, 2023, Board of Directors Meeting
- F3. Minutes of November 15, 2023, Facilities Meeting
- F4. Minutes of November 15, 2023, Strategic Planning Meeting
- F5. Minutes of November 29, 2023, Special Board of Directors Meeting
- F6. Finance Committee Report – Directors Brown and Jeffries
- F7. Facilities Committee Report– Directors Jeffries and Mroz  
*Recommendation from Facilities Committee* to approve Verkada Security Camera system at the Community Health & Wellness Center.
- F8. Strategic Planning Committee Report– Directors Leach and Mroz
- F9. Governmental & Public Engagement Report– Directors Stanicek and Leach
- F10. Chief Executive Officer Report – Rachel Mason
- F11. General Counsel Report– Jeffrey Scott
- F12. Authorization to destroy outdated records (Gov Code 34090)

**G. INFORMATIONAL ITEM**

- G1. Proposed contract with SiteLogiQ (to be considered at January 10, 2024 Board of Directors meeting)

**H. BOARD MEMBER COMMENTS & ITEMS FOR SUBSEQUENT MEETINGS -**

Other Director/Staff discussion item. Item(s) for future board agendas-

**Announcements of upcoming events:**

See the District website event calendar at <https://www.fallbrookhealth.org/community-health-wellness-center>

**Office Closed Friday, December 15, 2023, for Staff Development**

**Christmas Holidays - Office Closed Monday, December 25 & Tuesday, December 26, 2023**

**New Year's Holiday – Office Closed Monday, January 1, 2024**

**Finance Committee – 1<sup>st</sup> Wednesday, January 3, 2024, at 10:00 am.**

**Next Board of Directors Meeting – 2<sup>nd</sup> Wednesday, January 10, 2024, at 6:00 pm.**

**Strategic Planning Workshop- Saturday, January 13, 2024, at 10:00 am – 2:00 pm.**

**I. ADJOURNMENT-**

NOTE: I certify that on Friday, December 8, 2023 I posted a copy of the foregoing agenda near the regular meeting place of the Board of Directors of Fallbrook Regional Health District, said time being at least 72 hours in advance of the meeting. The American with Disabilities Act provides that no qualified individual with a disability shall be excluded from participation in, or denied the benefits of District business. If you need assistance to participate in this meeting, please contact the District office 24 hours prior to the meeting at 760-731-9187.

\*Please contact the Board clerk for language translation services 48 hours before the meeting.



Executive Assistant / Board Clerk

# **ANNUAL ORGANIZATION OF THE BOARD**

## RESOLUTION 461

### RESOLUTION OF THE BOARD OF DIRECTORS OF THE FALLBROOK REGIONAL HEALTH DISTRICT ADOPTING THE REQUIRED FINDINGS AUTHORIZING THE EXECUTION OF AN ENERGENCY SERVICES CONTRACT

WHEREAS, the FALLBROOK REGIONAL HEALTH DISTRICT (“District”) is a California healthcare district duly organized and existing under the laws of the State of California, particularly the Local Health Care District Law, constituting Division 23 of the Health and Safety Code of the State of California and, more particularly, Health and Safety Code sections 32000 et seq.; and

WHEREAS, the District has held a series of public Board meetings on June 14, 2023, July 12, 2023, October 11, 2023, October 25, 2023, and November 8, 2023 to discuss and to hear public comments on the potential of entering into an Energy Services Contract for the implementation of energy related improvements at the District Wellness campus in accordance with California Government Code sections 4217.10 through 421.18; and

WHEREAS, Government Code sections 4217.10 through 421.18 requires the Board to make specific findings that it is in the best interests of the District to enter into such Energy Services Contract and that the anticipated cost to the District for electrical energy or conservation services provided by SiteLogiQ under the contract will be less than the anticipated marginal costs to the District of electrical or other energy that would have been consumed by the District in the absence of those purchases; and

WHEREAS, after public meetings and input from the public, the Board of Directors of the District finds that the proposed Energy Service Contract by and between the District and SiteLogiQ. for the implementation of certain energy measures whose cost to the District such electrical energy or conservation services provided under the Energy Service Contract will be less than the anticipated marginal cost to the District of the electrical, or other energy that would have been consumed by the District in absent of the implementation of the improvements under the Energy Service Contract.

THEREFORE, BE IT RESOLVED by the Board of Directors as follows:

Section 1: The District hereby declares its intention to enter into a proposed agreement with SiteLogiQ for energy conservation services as allowed and required by Government Code sections 4217.10 through 4217.18 for the District properties as defined by the Energy Services Contract.

PASSED AND ADOPTED at a regular meeting of the Board of Directors of Fallbrook Regional Health District on December 13, 2023, by the following roll call vote:

AYES: \_\_\_\_\_  
NOES: \_\_\_\_\_  
ABSENT: \_\_\_\_\_  
ABSTAIN: \_\_\_\_\_

\_\_\_\_\_  
William Leach, Chairman

ATTEST:

\_\_\_\_\_  
Jennifer Jeffries, Ed.D, Secretary, Board of Directors



## MINUTES FINANCE COMMITTEE

Wednesday, November 1, 2023, at 10:00 A.M.  
Administrative Office, 1<sup>st</sup> Floor Community Room  
138 S. Brandon Rd., Fallbrook, CA

In accordance with California Government Code Section 54953 teleconferencing was used for this meeting. Board members, staff and members of the public can participate by webinar by using the following link:

### 1. Call to Order/Roll Call

In attendance: Director Brown and Director Mroz, CEO Rachel Mason, Administrative Office Judith Oswald, Executive Assistant Raquel Williams, Community Health & Wellness Center Administrator Theresa Geracitano.

### 2. Public Comments - Announcement

NONE

### 3. Review of Financial Statements for September 2023

Report 1 – Balance Sheet of - **September 2023**

Report 2 – Income Statement for the Month Ended - **September 2023 & Fiscal Year to Date**

Report 3 – Profit & Loss Actual vs YTD Budget – **September 2023**

Report 4 – Local Agency Investment Fund (LAIF) Statement - **September 2023**

Report 5 – CalTrust Statement – **September 2023**

Report 6 – California CLASS Statement- **September 2023**

FRHD Compliance Report

Report 7 - Check Detail Report as of- **September 2023**

Report 8 – VISA Credit Card Statement – **September 2023**

Report 9 – Community Development Disbursement as of - **September 2023**

The Finance Committee recommends a transfer of \$44,000 from LAIF to reimbursement the District's operating account for expenditures made during the first quarter of FY 2023.2024.

#### **Disclosures:**

The investments of the District are following the District's 2022-23 Investment Policy. The balances in the District's investment accounts give the District the ability to meet its expenditure requirements for the next eighteen (18) months.

### 4. Discussion Items-

- a. Transfer from LAIF to operating fund to cover CHC Grants- Directors Brown and Jeffries agreed to add \$50,000.00 to the operating fund for a total of \$94,000.00.
- b. CA CLASS/CalTrust transfer update- Directors Brown and Jeffries agree to transfer \$1,000,000.00 from CalTrust to CA CLASS.

**5. Board Member Comments and Future Agenda Items-**

None

**6. Adjournment-**

There being no further business the meeting was adjourned at 10:42 am.

A handwritten signature in blue ink, appearing to read "August Kilbi". The signature is written in a cursive style with a large initial "A".

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Executive Assistant/Board Clerk



**MINUTES**  
**BOARD OF DIRECTORS MEETING**  
**Wednesday, November 8, 2023, 6:00 pm**  
**1<sup>st</sup> floor Community Room, Administrative office**  
**138 S. Brandon Road., Fallbrook, CA 92028**  
*\*All meetings are hybrid unless otherwise noted.*

In accordance with California Government Code Section 54953 teleconferencing was used for this meeting. Board members, staff and members of the public can participate by webinar by using the following link:

**A. CALL MEETING TO ORDER / ROLL CALL / ESTABLISH A QUORUM / PLEDGE OF ALLEGIANCE**

**B. APPROVAL OF THE AGENDA**

**Action:** It was moved by Director Leach seconded by Director Brown to approve the agenda as presented.

**Motion carried (4-0)**

Director Leach...Aye

Director Jeffries...Aye

Director Brown....Aye

Director Stanicek...Aye

**C. PUBLIC COMMENTS - ANNOUNCEMENT**

None

**D. PRESENTATION –** Local Agency Formation Commission (LAFCO) of San Diego Adam Wilson and Carol Leromnimon gave a brief presentation on the Municipal Service Review. Service reviews attempt to capture and analyze information about the governance structures and efficiencies of service providers, and to identify opportunities for greater coordination and cooperation between providers. They are done every 5 years.

**E. CONSENT ITEMS -**

E1. Minutes of October 4, 2023, Finance Meeting

E2. Minutes of October 11, 2023, Board of Directors Meeting

E3. Minutes of October 18, 2023, Facilities Meeting

E4. Minutes of October 18, 2023, Strategic Planning Meeting

E5. Minutes of October 25, 2023, Special Board of Directors Meeting

E6. Finance Committee Report – Directors Brown and Jeffries

Recommendation from Finance Committee to transfer \$94,000 from LAIF to the Operating fund.

E7. Facilities Committee Report– Directors Jeffries and Mroz

E8. Strategic Planning Committee Report– Directors Leach and Mroz

E9. Governmental & Public Engagement Report– Directors Stanicek and Leach

E10. Chief Executive Officer Report – Rachel Mason

E11. General Counsel Report– Jeffrey Scott

E12. CHC – Grant Impact Reports

E13. Fiscal Year 23 -24 Investment Policy Statement



**Action:** It was moved by Director Jeffries seconded by Director Brown to approve the consent items as presented.

**Motion carried (4-0)**

Director Leach...Aye

Director Jeffries...Aye

Director Brown...Aye

Director Stanicek...Aye

Chair Leach was pleased to see the Grant impact reports in the packet and encouraged the board to read through them to see the good work being done with the grant funds.

**F. ACTION ITEMS –**

F1. Site LogiQ – Solar Infrastructure Project at the Community Health & Wellness Center  
CEO Mason shared with the board the update from Rob Holmes on the parking lot infrastructure plan. He agrees with the cost and complimented Site LogiQ's level of detail. Director Brown asked if the solar projects through San Diego County could help with more than just the permitting of the parking lot solar project. Chair Leach sees that the costs of this project are going to be high but it is needed and asked for a vote.

**Action:** It was moved by Director Jeffries seconded by Director Brown to approve the Site LogiQ project as presented.

**Motion carried (4-0)**

Director Leach...Aye

Director Jeffries...Aye

Director Brown...Aye

Director Stanicek...Aye

F2. CA CLASS/CalTrust transfer update:

Recommend that we keep the funds within CalTrust, and not transfer to CA CLASS. Instead, we transfer 1 million from Med-Term fund to Liquidity fund.

**Action:** It was moved by Director Brown seconded by Director Jeffries to approve the recommendation as presented.

**Motion carried (4-0)**

Director Leach...Aye

Director Jeffries...Aye

Director Brown...Aye

Director Stanicek...Aye

**G. DISCUSSION ITEMS-**

G1. Discussion of the District's Three – Five Year Strategic Goals

The board discussed the possibility of Clinical Services for the district and the priority it is for the community. Director Jeffries makes the point that we have data that the community cannot support an actual Urgent Care. Legal Counsel Jeff Scott asked the board if they want to support the creation of the urgent care or run it? It is a business that is more complicated than you think. Chair Leach asked for more data regarding urgent care. CEO Mason agrees more research is needed for this topic.

G2. Use of a third-party facilitator to facilitate an in-depth District Strategic Plan – to include longer term goals, objectives, and evaluation. Chair Leach does not believe the district needs to spend money on this matter.

**H. BOARD MEMBER COMMENTS & ITEMS FOR SUBSEQUENT MEETINGS -**  
None

**I. ADJOURNMENT-**  
There being no further business the meeting was adjourned at 7:48 pm.



A handwritten signature in blue ink, reading "August Wilbi", written in a cursive style. The signature is positioned above a horizontal line.

Executive Assistant / Board Clerk



## MINUTES

### FACILITIES COMMITTEE MEETING

Wednesday, November 15, 2023, at 10:00 A.M.

Administrative Office, 1<sup>st</sup> Floor Community Room, 138 S. Brandon Rd., Fallbrook CA 92028

In accordance with California Government Code Section 54953 teleconferencing was used for this meeting. Board members, staff and members of the public can participate by webinar by using the following link:

#### 1. CALL MEETING TO ORDER/ROLL CALL

In attendance- Director Jeffries, Director Mroz, CEO Rachel Mason, Administrative Officer Judith Oswald, Executive Assistant Raquel Williams, Community Health & Wellness Center Administrator Theresa Geracitano  
Roy Moosa

#### 2. PUBLIC COMMENTS – ANNOUNCEMENT-

None

#### 3. DISCUSSION ITEMS

Ongoing/Completed Projects at the Community Health & Wellness Center

a) CEO Mason shared with the committee an update on Building B- Education Rooms 3-6 Conversion by removing the center wall to create an expanding room and refurbishing the restrooms. Permits may be needed for the restrooms.

Building A- Community Room 1 & 2 HVAC systems are in the process of installation. There are a few challenges with the building and the contractor found that the loft area was suitable for the units. Mr. Moosa inquired about the vibration that the units may create in the building. CEO Mason will confer with the contractor about that issue.

b) House of Wellness

Update for ADA compliance- CEO Mason informed the committee that the architects are scheduled for the end of November.

c) FirstNet/AT&T Public Safety Communications Tower- The contract with First Net is still in negotiations.

d) CEO Mason is proposing ADA accessible ramps for the safe movement of persons going through the CH&WC buildings. People walking through Building A to Building B must walk through the parking lot and that creates more hazards. ADA ramps for the Parking Lot to lower field will also be added to the project.

e) CEO Mason proposes to the committee the purchase and installation of 3 Verkada security cameras for the Community Health & Wellness Center. Staff safety and protection of investment of solar project are two of the reasons for proposal at the cost of \$15,550.00 for equipment \$800.00 a month subscription for service. Director Mroz and Director Jeffries would like to take it to the full board for approval.

#### 4. BOARD MEMBER COMMENTS AND FUTURE AGENDA ITEMS-

None

**5. ADJOURNMENT –**

There being no further business the meeting was adjourned at 10:37 am.

A handwritten signature in blue ink, appearing to read "August Wilkins". The signature is written in a cursive style with a large initial "A".

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Executive Assistant/Board Clerk



## MINUTES

### STRATEGIC PLANNING COMMITTEE

Wednesday, November 15, 2023, at 5:30 P.M.

Administrative Office, 1<sup>st</sup> Floor Community Room, 138 S. Brandon Rd., Fallbrook

In accordance with California Government Code Section 54953 teleconferencing was used for this meeting. Board members, staff and members of the public can participate in the webinar.

#### 1. CALL MEETING TO ORDER/ROLL CALL –

In attendance- Director Mroz, CEO Rachel Mason, Administrative Officer Judith Oswald, Executive Assistant Raquel Williams, Community Health & Wellness Center Administrator Theresa Geracitano  
Chair Leach - Absent

#### 2. PUBLIC COMMENTS – ANNOUNCEMENT

None

#### 3. DISCUSSION ITEMS-

District Strategic Goals – 3-to-5-year Roadmap

CEO Mason shared with committee regarding bringing Clinical Medical Care services within District whether it's an actual urgent care or expansion of primary care with extended hours partnering with a group would be beneficial conversations have been ongoing with Tri Cities UCSD Health.

CHWC Programs Benchmarks the continuation of programs and services that have been at the CH&WC. Community Resource Navigator, Katia will be providing more data on the needs of the community. CPR AED training will continue, and Theresa is pursuing potential partners.

MOU partners, CHC-Grants- Fallbrook Food Pantry will be partnering with FRHD for a nutrition program. Grant funding is changing, and we want to make sure that we are supporting the programs that are crucial to the MOU process.

January Strategic Planning Workshop taking place on the 1/13 will be a great opportunity to converse about the pillars.

#### 4. BOARD MEMBER COMMENTS AND FUTURE AGENDA ITEMS-

None

**5. ADJOURNMENT-**

There being no further business the meeting was adjourned to 6:00 pm.



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Board Secretary/Clerk



## MINUTES

### GOVERNMENTAL & PUBLIC ENGAGEMENT COMMITTEE

Wednesday, November 29, 2023, at 5:30 P.M.

1<sup>st</sup> Floor Community Room, 138 S. Brandon Rd., Fallbrook, CA 92028

In accordance with California Government Code Section 54953, teleconferencing was used for this meeting. Board members, staff and members of the public can participate by webinar by using the following link:

#### 1. Call to Order/Roll Call

In attendance: Directors Mike Stanicek and Bill Leach, CEO Rachel Mason, Community Health & Wellness Center Administrator Theresa Geracitano, Outreach & Communications Coordinator Jasmine Thomas

#### 2. Public Comments – Announcement

None

#### 3. Discussion Items-


- a. Update on ACHD Advocacy Committee meeting- Director Stanicek shared on his participation with the ACHD Advocacy Committee mostly legislative topics. Three of the standouts from a mini survey taken were behavioral health, infrastructure, and workforce. CEO Mason thanks Director Stanicek for his participation in the committee.
- b. Update on Website improvements and future changes plan- Jasmine shared with the committee her improvements on the website to make it more user friendly and easier to navigate through the programs.
- c. Update on Wellness Center traffic and program success- Theresa spoke on the good work being done at the Wellness Center. Programming will evolve in the new year and Saturday programs are being planned.  
CEO Mason shared with the committee that a letter to the community was sent out to in English and Spanish informing them of the cell tower being proposed at the Community Health & Wellness Center.

#### 4. Board Comments and Future Agenda Items-

None

#### 5. Adjournment-

There being no further business the meeting was adjourned to 6:00 pm.



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Raquel Williams, Board Secretary/Clerk





## AGENDA

### FINANCE COMMITTEE

Wednesday, December 6, 2023, at 10:00 A.M.  
Administrative Office, 1<sup>st</sup> Floor Community Room  
138 S. Brandon Rd., Fallbrook, CA

In accordance with California Government Code Section 54953 teleconferencing will be used for this meeting. Board members, staff and members of the public will be able to participate by webinar by using the following link: <https://us02web.zoom.us/j/87929560845?pwd=OGZfcjJUOEQ3WXVmOUlwUVdEMXo4Zz09>  
Meeting ID: 879 2956 0845 Passcode: 149092. Participants will need to download the Zoom app on their mobile device. Members of the public will also be able to participate by telephone using the following dial in information: Dial #1.669.444.9171 \*All meetings are hybrid unless otherwise noted.

#### 1. Call to Order/Roll Call

#### 2. Public Comments - Announcement

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#### 3. Review of Financial Statements for October 2023

Report 1 – Balance Sheet of **October 2023**

Report 2 – Income Statement for the Month Ended **October 2023 & Fiscal Year to Date**

Report 3 – Profit & Loss Actual vs YTD Budget – **October 2023**

Report 4 – Local Agency Investment Fund (LAIF) Statement **October 2023**

Report 5 – CalTrust Statement – **October 2023**

Report 6 – California CLASS Statement- **October 2023**

FRHD Compliance Report

Report 7 - Check Detail Report as of **October 2023**

Report 8 – VISA Credit Card Statement – **October 2023**

Report 9 – Community Development Disbursement as of **October 2023**

#### 4. Discussion Items-

#### 5. Board Member Comments and Future Agenda Item

**6. Adjournment-**

I certify that on December 1, 2023, I posted a copy of the foregoing agenda near the regular meeting place of the Board of Directors of Fallbrook Regional Health District, said time being at least 24 hours in advance of the meeting. The American with Disabilities Act provides that no qualified individual with a disability shall be excluded from participation in or denied the benefits of District business. If you need assistance to participate in this meeting, please contact the District office 24 hours prior to the meeting at 760-731-9187.

A handwritten signature in blue ink, reading "August Wilkins". The signature is written in a cursive style with a large initial "A".

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Executive Assistant/Board Clerk

# Fallbrook Regional Health District

## Report #1 - Balance Sheet Comparison

As of October 31, 2023

	TOTAL		
	AS OF OCT 31, 2023	AS OF SEP 30, 2023 (PP)	% CHANGE
<b>ASSETS</b>			
Current Assets			
Bank Accounts			
Five Star Bank Account	50,000.00	200,000.00	-75.00 %
Pacific Western Bank - Checking	124,606.72	44,932.66	177.32 %
Petty Cash	138.47	138.47	0.00 %
<b>Total Bank Accounts</b>	<b>\$174,745.19</b>	<b>\$245,071.13</b>	<b>-28.70 %</b>
Other Current Assets			
Interest Receivable - LAIF	0.00	0.00	
Prepaid Insurance	24,212.04	27,238.54	-11.11 %
Reimbursement Receivable - CDD	787.22	787.22	0.00 %
Tax Apportionment Receivable	105,014.03	39,158.93	168.17 %
<b>Total Other Current Assets</b>	<b>\$130,013.29</b>	<b>\$67,184.69</b>	<b>93.52 %</b>
<b>Total Current Assets</b>	<b>\$304,758.48</b>	<b>\$312,255.82</b>	<b>-2.40 %</b>
Fixed Assets			
Accumulated Depreciation - All Buildings			
E. Mission Road	-265,566.40	-260,973.40	-1.76 %
E. Mission Road	1,441,539.86	1,441,539.86	0.00 %
E. Mission Road - Improvements	413,310.79	408,578.29	1.16 %
E. Mission Road - Land	360,629.00	360,629.00	0.00 %
<b>Total E. Mission Road</b>	<b>2,215,479.65</b>	<b>2,210,747.15</b>	<b>0.21 %</b>
Equipment			
Equipment	85,471.17	85,471.17	0.00 %
Equipment - Depreciation	-58,753.68	-57,862.26	-1.54 %
S. Brandon Road	161,578.00	161,578.00	0.00 %
S. Brandon Road - Improvements	233,355.76	233,355.76	0.00 %
S. Brandon Road - Land	129,662.00	129,662.00	0.00 %
<b>Total S. Brandon Road</b>	<b>524,595.76</b>	<b>524,595.76</b>	<b>0.00 %</b>
<b>Total Fixed Assets</b>	<b>\$2,501,226.50</b>	<b>\$2,501,978.42</b>	<b>-0.03 %</b>
Other Assets			
California Class	1,014,773.36	1,010,043.54	0.47 %
CalTrust	5,688,179.52	5,675,158.51	0.23 %
LAIF	1,587,002.28	1,572,215.05	0.94 %
Note Receivable - East Alvarado Street	352,293.01	354,169.73	-0.53 %
<b>Total Other Assets</b>	<b>\$8,642,248.17</b>	<b>\$8,611,586.83</b>	<b>0.36 %</b>
<b>TOTAL ASSETS</b>	<b>\$11,448,233.15</b>	<b>\$11,425,821.07</b>	<b>0.20 %</b>

# Fallbrook Regional Health District

## Report #1 - Balance Sheet Comparison

As of October 31, 2023

	TOTAL		
	AS OF OCT 31, 2023	AS OF SEP 30, 2023 (PP)	% CHANGE
<b>LIABILITIES AND EQUITY</b>			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable (A/P)	31,220.60	24,247.52	28.76 %
<b>Total Accounts Payable</b>	<b>\$31,220.60</b>	<b>\$24,247.52</b>	<b>28.76 %</b>
Other Current Liabilities			
Payroll - Tax Payable	8,246.33	7,891.11	4.50 %
Payroll - Vacation & Sick Payable	46,947.06	46,947.06	0.00 %
Payroll - Wages Payable	21,687.78	20,746.30	4.54 %
Simple IRA Plan - Payable	3,881.15	4,824.77	-19.56 %
<b>Total Other Current Liabilities</b>	<b>\$80,762.32</b>	<b>\$80,409.24</b>	<b>0.44 %</b>
<b>Total Current Liabilities</b>	<b>\$111,982.92</b>	<b>\$104,656.76</b>	<b>7.00 %</b>
<b>Total Liabilities</b>	<b>\$111,982.92</b>	<b>\$104,656.76</b>	<b>7.00 %</b>
Equity			
Community Development Disbursement	8,728,578.12	8,728,578.12	0.00 %
Opening balance equity	0.00	0.00	
Retained Earnings	0.00	0.00	
Unrestricted Operations Fund	2,878,900.88	2,878,900.88	0.00 %
Net Income	-271,228.77	-286,314.69	5.27 %
<b>Total Equity</b>	<b>\$11,336,250.23</b>	<b>\$11,321,164.31</b>	<b>0.13 %</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$11,448,233.15</b>	<b>\$11,425,821.07</b>	<b>0.20 %</b>

# Fallbrook Regional Health District

## Report #2 - Profit and Loss & Fiscal YTD

October 2023

	TOTAL	
	OCT 2023	JUL - OCT, 2023 (YTD)
Income		
Property Tax Revenue	105,014.03	202,250.01
<b>Total Income</b>	<b>\$105,014.03</b>	<b>\$202,250.01</b>
GROSS PROFIT	<b>\$105,014.03</b>	<b>\$202,250.01</b>
Expenses		
Advertising & Promotions	2,272.74	4,663.77
Ask My Accountant		0.00
Auto Expenses	364.58	1,408.77
Bank Fees & Service Charges	-20.13	0.00
Community Health Contracts		
Bonsall/Fallbrook Little League		5,000.00
Boys & Girls Club of North County		32,233.25
Boys Warriors Soccer Booster, Inc.		5,000.00
Community Health Systems, Inc.		15,000.00
Fallbrook Band Boosters		5,000.00
Fallbrook Food Pantry		18,750.00
Fallbrook Senior Citizens		11,750.00
Foundation for Senior Care		35,000.00
Michelle's Place Cancer Ctr		12,165.50
NC Fire JPA (EMSO)		20,504.91
Palomar Family Counseling		16,715.00
Reins Therapeutic Horsemanship Program		6,250.00
<b>Total Community Health Contracts</b>		<b>183,368.66</b>
District Direct Care Services		571.58
District Sponsored Events	932.48	2,339.18
Health Services & Clinics	4,200.00	4,235.11
<b>Total District Direct Care Services</b>	<b>5,132.48</b>	<b>7,145.87</b>
Dues & Subscriptions	8,766.00	17,681.02
Education & Conferences	648.62	16,721.11
Equipment Lease	1,592.55	6,447.49
General Insurance	2,932.40	11,079.14
IT Services	600.00	2,400.00
Legal & Accounting services		
Accounting	3,338.75	13,355.00
Independent Audit		8,000.00
Legal	2,397.50	2,397.50
<b>Total Legal &amp; Accounting services</b>	<b>5,736.25</b>	<b>23,752.50</b>
Medical Records Expense	2,626.43	10,581.11
Meeting Expenses	90.90	615.38

# Fallbrook Regional Health District

## Report #2 - Profit and Loss & Fiscal YTD

October 2023

	TOTAL	
	OCT 2023	JUL - OCT, 2023 (YTD)
Office Expenses		
General Office Expenses	571.91	1,908.36
Maintenance & Repairs	7,436.92	30,218.54
Office Equipment & Fixtures	3,719.12	8,682.66
Office Supplies	920.59	6,071.47
Postage & Shipping		111.41
Software & Website	959.21	3,041.27
<b>Total Office Expenses</b>	<b>13,607.75</b>	<b>50,033.71</b>
Payroll Expenses		
Accrued Vacation & Sick Leave		-206.90
Board Stipends	2,425.50	8,599.50
Employee Benefits	7,911.41	31,435.99
Payroll Processing Fees	259.46	1,049.15
Payroll Taxes	4,265.33	17,261.81
Salaries	54,331.18	220,949.05
Simple IRA Match		3,998.82
Workers Compensation	310.92	2,001.68
<b>Total Payroll Expenses</b>	<b>69,503.80</b>	<b>285,089.10</b>
Property Management Fees		787.50
Utilities		
Cell Phones	350.00	1,400.00
General Utilities	2,786.74	12,713.98
Internet/Phone	793.84	1,587.68
Internet/Telephone	820.08	3,753.97
<b>Total Utilities</b>	<b>4,750.66</b>	<b>19,455.63</b>
<b>Total Expenses</b>	<b>\$118,605.03</b>	<b>\$641,230.76</b>
NET OPERATING INCOME	<b>\$ -13,591.00</b>	<b>\$ -438,980.75</b>
Other Income		
Interest/Dividend Income	40,048.43	105,917.32
Unrealized Gain/Loss - LAIF		39,669.25
Unrealized Gain/Loss CalTRUST	-5,887.09	-29,400.69
<b>Total Other Income</b>	<b>\$34,161.34</b>	<b>\$116,185.88</b>
Other Expenses		
Community Development Disbursements		-65,122.79
Depreciation Expense		
Depreciation Expense - Brandon Road	1,480.92	5,923.68
Depreciation Expense - Mission Road	4,003.50	16,014.00
<b>Total Depreciation Expense</b>	<b>5,484.42</b>	<b>21,937.68</b>

# Fallbrook Regional Health District

## Report #2 - Profit and Loss & Fiscal YTD

October 2023

	TOTAL	
	OCT 2023	JUL - OCT, 2023 (YTD)
Other Miscellaneous Expense		-8,380.99
<b>Total Other Expenses</b>	<b>\$5,484.42</b>	<b>\$ -51,566.10</b>
NET OTHER INCOME	<b>\$28,676.92</b>	<b>\$167,751.98</b>
NET INCOME	<b>\$15,085.92</b>	<b>\$ -271,228.77</b>

**Fallbrook Regional Health District**  
**Report #3 - Budget vs. Actuals: FY 23-24 - Administrative Class**  
 July - October, 2023

	Administrative			
	Actual	Budget	over Budget	% of Budget
<b>Income</b>				
Property Tax Revenue	202,250.01	208,217.87	-5,967.86	97.13%
Rental Income		10,091.25	-10,091.25	0.00%
<b>Total Income</b>	<b>\$ 202,250.01</b>	<b>\$ 218,309.12</b>	<b>-\$ 16,059.11</b>	<b>92.64%</b>
<b>Gross Profit</b>	<b>\$ 202,250.01</b>	<b>\$ 218,309.12</b>	<b>-\$ 16,059.11</b>	<b>92.64%</b>
<b>Expenses</b>				
Advertising & Promotions	1,662.13	11,000.00	-9,337.87	15.11%
Auto Expenses	1,109.70	740.24	369.46	149.91%
Community Health Contracts			0.00	
Boys & Girls Club of North County	32,233.25	27,233.25	5,000.00	118.36%
Community Health Systems, Inc.	15,000.00	15,000.00	0.00	100.00%
Fallbrook Food Pantry	18,750.00	18,750.00	0.00	100.00%
Fallbrook Senior Citizens	11,750.00	11,750.00	0.00	100.00%
Foundation for Senior Care	35,000.00	35,000.00	0.00	100.00%
Michelle's Place Cancer Ctr	12,165.50	12,165.50	0.00	100.00%
NC Fire JPA (Ambulance)		172,500.00	-172,500.00	0.00%
Palomar Family Counseling	16,715.00	16,715.00	0.00	100.00%
Reins Therapeutic Horsemanship Program	6,250.00	6,250.00	0.00	100.00%
<b>Total Community Health Contracts</b>	<b>\$ 147,863.75</b>	<b>\$ 315,363.75</b>	<b>-\$ 167,500.00</b>	<b>46.89%</b>
District Direct Care Services			0.00	
District Sponsored Events	332.91	1,250.00	-917.09	26.63%
<b>Total District Direct Care Services</b>	<b>\$ 332.91</b>	<b>\$ 1,250.00</b>	<b>-\$ 917.09</b>	<b>26.63%</b>
Dues & Subscriptions	17,317.02	18,940.00	-1,622.98	91.43%
Education & Conferences	15,601.39	15,225.00	376.39	102.47%
Equipment Lease	3,262.41	6,449.20	-3,186.79	50.59%
General Insurance	5,589.57	5,066.16	523.41	110.33%
IT Services	1,200.00	1,200.00	0.00	100.00%
Legal & Accounting services			0.00	
Accounting	13,355.00	12,200.00	1,155.00	109.47%
Independent Audit	8,000.00	16,500.00	-8,500.00	48.48%
Legal	2,397.50	13,500.00	-11,102.50	17.76%
<b>Total Legal &amp; Accounting services</b>	<b>\$ 23,752.50</b>	<b>\$ 42,200.00</b>	<b>-\$ 18,447.50</b>	<b>56.29%</b>
Medical Records Expense	10,581.11	10,371.40	209.71	102.02%
Meeting Expenses	511.89	283.32	228.57	180.68%
Office Expenses			0.00	
General Office Expenses	1,406.57	1,000.00	406.57	140.66%
Maintenance & Repairs	8,068.63	13,776.00	-5,707.37	58.57%
Office Supplies	1,435.00	4,000.00	-2,565.00	35.88%
Postage & Shipping	111.41	320.00	-208.59	34.82%
Software & Website	2,981.27	3,592.00	-610.73	83.00%



**Fallbrook Regional Health District**  
**Report #3 - Budget vs. Actuals: FY 23-24 - Administrative Class**  
 July - October, 2023

	Administrative			
	Actual	Budget	over Budget	% of Budget
<b>Total Office Expenses</b>	\$ 14,002.88	\$ 22,688.00	-\$ 8,685.12	61.72%
<b>Payroll Expenses</b>			0.00	
Board Stipends	8,599.50	13,800.00	-5,200.50	62.32%
Employee Benefits	15,884.04	28,207.80	-12,323.76	56.31%
Payroll Processing Fees	1,049.15	1,327.92	-278.77	79.01%
Payroll Taxes	11,589.81	11,803.80	-213.99	98.19%
Salaries	142,254.92	147,547.32	-5,292.40	96.41%
Simple IRA Match	2,649.98	4,426.40	-1,776.42	59.87%
Workers Compensation	1,379.84	368.00	1,011.84	374.96%
<b>Total Payroll Expenses</b>	<b>\$ 183,407.24</b>	<b>\$ 207,481.24</b>	<b>-\$ 24,074.00</b>	<b>88.40%</b>
<b>Property Management Fees</b>	787.50	200.00	587.50	393.75%
<b>Utilities</b>			0.00	
Cell Phones	800.00	500.00	300.00	160.00%
General Utilities	5,361.07	4,516.00	845.07	118.71%
Internet/Phone	605.86	2,040.00	-1,434.14	29.70%
<b>Total Utilities</b>	<b>\$ 6,766.93</b>	<b>\$ 7,056.00</b>	<b>-\$ 289.07</b>	<b>95.90%</b>
<b>Total Expenses</b>	<b>\$ 433,748.93</b>	<b>\$ 665,514.31</b>	<b>-\$ 231,765.38</b>	<b>65.17%</b>
<b>Net Operating Income</b>	<b>-\$ 231,498.92</b>	<b>-\$ 447,205.19</b>	<b>\$ 215,706.27</b>	<b>51.77%</b>
<b>Other Income</b>				
Interest/Dividend Income	105,917.32	25,742.60	80,174.72	411.45%
<b>Total Other Income</b>	<b>\$ 105,917.32</b>	<b>\$ 25,742.60</b>	<b>\$ 80,174.72</b>	<b>411.45%</b>
<b>Net Other Income</b>	<b>\$ 105,917.32</b>	<b>\$ 25,742.60</b>	<b>\$ 80,174.72</b>	<b>411.45%</b>
<b>Net Income</b>	<b>-\$ 125,581.60</b>	<b>-\$ 421,462.59</b>	<b>\$ 295,880.99</b>	<b>29.80%</b>

**Fallbrook Regional Health District**  
**Report #3 - Budget vs. Actuals: FY 23-24 - Wellness Center**  
 July - October, 2023

	Wellness Center			
	Actual	Budget	over Budget	% of Budget
<b>Income</b>				
Program Fees		0.00	0.00	
Wellness Center Income - Event/Space Rental		250.00	-250.00	0.00%
<b>Total Income</b>	<b>\$ 0.00</b>	<b>\$ 250.00</b>	<b>-\$ 250.00</b>	<b>0.00%</b>
<b>Gross Profit</b>	<b>\$ 0.00</b>	<b>\$ 250.00</b>	<b>-\$ 250.00</b>	<b>0.00%</b>
<b>Expenses</b>				
Advertising & Promotions	3,001.64	12,990.00	-9,988.36	23.11%
District Direct Care Services			0.00	
District Sponsored Events	2,006.27	5,500.00	-3,493.73	36.48%
Health Services & Clinics	4,235.11	29,330.00	-25,094.89	14.44%
<b>Total District Direct Care Services</b>	<b>\$ 6,241.38</b>	<b>\$ 34,830.00</b>	<b>-\$ 28,588.62</b>	<b>17.92%</b>
Dues & Subscriptions	364.00	694.00	-330.00	52.45%
Education & Conferences	1,119.72	9,150.00	-8,030.28	12.24%
Equipment Lease	3,185.08	3,772.20	-587.12	84.44%
General Insurance	5,489.57	5,066.16	423.41	108.36%
IT Services	1,200.00	1,200.00	0.00	100.00%
Legal & Accounting services			0.00	
Legal		4,500.00	-4,500.00	0.00%
<b>Total Legal &amp; Accounting services</b>	<b>\$ 0.00</b>	<b>\$ 4,500.00</b>	<b>-\$ 4,500.00</b>	<b>0.00%</b>
Meeting Expenses	103.49	100.00	3.49	103.49%
Office Expenses			0.00	
General Office Expenses	501.79	500.00	1.79	100.36%
Maintenance & Repairs	22,149.91	22,140.00	9.91	100.04%
Office Supplies	4,636.47	7,000.00	-2,363.53	66.24%
<b>Total Office Expenses</b>	<b>\$ 27,288.17</b>	<b>\$ 29,640.00</b>	<b>-\$ 2,351.83</b>	<b>92.07%</b>
Payroll Expenses			0.00	
Employee Benefits	15,551.95	22,566.24	-7,014.29	68.92%
Payroll Processing Fees		741.84	-741.84	0.00%
Payroll Taxes	5,672.00	6,594.20	-922.20	86.01%
Salaries	78,694.13	82,427.32	-3,733.19	95.47%
Simple IRA Match	1,348.83	2,472.80	-1,123.97	54.55%
Workers Compensation	621.84	280.00	341.84	222.09%
<b>Total Payroll Expenses</b>	<b>\$ 101,888.75</b>	<b>\$ 115,082.40</b>	<b>-\$ 13,193.65</b>	<b>88.54%</b>
Property Management Fees		200.00	-200.00	0.00%
Utilities			0.00	
Cell Phones	600.00	400.00	200.00	150.00%
General Utilities	7,352.91	5,940.00	1,412.91	123.79%
Internet/Phone	981.82	2,160.00	-1,178.18	45.45%
<b>Total Utilities</b>	<b>\$ 8,934.73</b>	<b>\$ 8,500.00</b>	<b>\$ 434.73</b>	<b>105.11%</b>
<b>Total Expenses</b>	<b>\$ 158,816.53</b>	<b>\$ 225,724.76</b>	<b>-\$ 66,908.23</b>	<b>70.36%</b>
<b>Net Operating Income</b>	<b>-\$ 158,816.53</b>	<b>-\$ 225,474.76</b>	<b>\$ 66,658.23</b>	<b>70.44%</b>
<b>Net Income</b>	<b>-\$ 158,816.53</b>	<b>-\$ 225,474.76</b>	<b>\$ 66,658.23</b>	<b>70.44%</b>

# California State Treasurer *Fiona Ma, CPA*



Local Agency Investment Fund  
P.O. Box 942809  
Sacramento, CA 94209 0001  
(916) 653-3001

November 06, 2023

[LAIF Home](#)  
[PMIA Average Monthly Yields](#)

## FALLBROOK REGIONAL HEALTH DISTRICT

DISTRICT ADMINISTRATOR  
138 SOUTH BRANDON ROAD  
FALLBROOK, CA 92028

[Tran Type Definitions](#)

Account Number: XXXXXXXXXX

October 2023 Statement

Effective Date	Transaction Date	Tran Type	Confirm Number	Web Confirm Number	Authorized Caller	Amount
10/13/2023	10/12/2023	QRD	1740025	N/A	SYSTEM	14,787.23

### Account Summary

Total Deposit:	14,787.23	Beginning Balance:	1,572,215.05
Total Withdrawal	0.00	Ending Balance	1,587,002.28



CaITRUST  
 PO Box 2709  
 Granite Bay, CA 95746  
 www.caltrust.org  
 Email: admin@caltrust.org  
 Fax: 402-963-9094  
 Phone: 833-CALTRUST (225-8787)

## Investment Account Summary

10/01/2023 through 10/31/2023

### SUMMARY OF INVESTMENTS

Fund	Account Number	Total Shares Owned	Net Asset Value per Share on Oct 31 (\$)	Value on Oct 31 (\$)	Average Cost Amount (\$)	Cumulative Change in Value (\$)
<b>FALLBROOK REGIONAL HEALTH DISTRICT</b>						
CalTRUST Medium Term Fund		590,672.847	9.63	5,688,179.52	5,918,654.00	(230,474.48)
<b>Portfolios Total value as of 10/31/2023</b>				<b>5,688,179.52</b>		

### DETAIL OF TRANSACTION ACTIVITY

Activity Description	Activity Date	Amount (\$)	Amount in Shares	Balance in Shares	Price per Share (\$)	Balance (\$)	Average Cost Amt (\$)	Realized Gain/(Loss) (\$)
		<b>FALLBROOK REGIONAL HEALTH DISTRICT</b>						
					Account Number: [REDACTED]			
Beginning Balance	10/01/2023			588,709.389	9.64	5,675,158.51		
Accrual Income Div Reinvestment	10/31/2023	18,908.10	1,963.458	590,672.847	9.63	5,688,179.52	0.00	0.00
Change in Value						(5,887.09)		
<b>Closing Balance as of</b>	<b>Oct 31</b>			<b>590,672.847</b>	<b>9.63</b>	<b>5,688,179.52</b>		

Please note that this information should not be construed as tax advice and it is recommended that you consult with a tax professional regarding your account.



# Summary Statement

October 31, 2023

Page 1 of 3

Investor ID: [REDACTED]

0000078 0000304 PDFT 584788

**Fallbrook Regional Health District**  
**138 South Brandon Road**  
**Fallbrook, CA 92028**

## California CLASS

### California CLASS

Average Monthly Yield: 5.5144%

		Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
[REDACTED]	FRHD_CLASS_Prime	1,010,043.54	0.00	0.00	4,729.82	14,773.36	1,010,196.11	1,014,773.36
<b>TOTAL</b>		<b>1,010,043.54</b>	<b>0.00</b>	<b>0.00</b>	<b>4,729.82</b>	<b>14,773.36</b>	<b>1,010,196.11</b>	<b>1,014,773.36</b>



Account Statement

October 31, 2023

Page 2 of 3

Account Number: [REDACTED]

FRHD\_CLASS\_Prime

Account Summary

Average Monthly Yield: 5.5144%

	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
California CLASS	1,010,043.54	0.00	0.00	4,729.82	14,773.36	1,010,196.11	1,014,773.36

Transaction Activity

Transaction Date	Transaction Description	Contributions	Withdrawals	Balance	Transaction Number
10/01/2023	Beginning Balance			1,010,043.54	
10/31/2023	Income Dividend Reinvestment	4,729.82			
10/31/2023	Ending Balance			1,014,773.36	



California CLASS

California CLASS

Date	Dividend Rate	Daily Yield
10/01/2023	0.00000000	5.5193%
10/02/2023	0.000150623	5.4978%
10/03/2023	0.000150776	5.5033%
10/04/2023	0.000150848	5.5060%
10/05/2023	0.000150883	5.5072%
10/06/2023	0.000602864	5.5011%
10/07/2023	0.00000000	5.5011%
10/08/2023	0.00000000	5.5011%
10/09/2023	0.00000000	5.5011%
10/10/2023	0.000150963	5.5101%
10/11/2023	0.000150804	5.5043%
10/12/2023	0.000150890	5.5075%
10/13/2023	0.000452775	5.5088%
10/14/2023	0.00000000	5.5088%
10/15/2023	0.00000000	5.5088%
10/16/2023	0.000150859	5.5064%
10/17/2023	0.000150809	5.5045%
10/18/2023	0.000151121	5.5159%
10/19/2023	0.000151110	5.5155%
10/20/2023	0.000451005	5.4872%
10/21/2023	0.00000000	5.4872%
10/22/2023	0.00000000	5.4872%
10/23/2023	0.000150543	5.4948%
10/24/2023	0.000151523	5.5306%
10/25/2023	0.000151298	5.5224%
10/26/2023	0.000151890	5.5440%
10/27/2023	0.000456315	5.5518%
10/28/2023	0.00000000	5.5518%
10/29/2023	0.00000000	5.5518%
10/30/2023	0.000152189	5.5549%
10/31/2023	0.000152164	5.5540%

Performance results are shown net of all fees and expenses and reflect the reinvestment of dividends and other earnings. Many factors affect performance including changes in market conditions and interest rates and in response to other economic, political, or financial developments. Investment involves risk including the possible loss of principal. No assurance can be given that the performance objectives of a given strategy will be achieved. **Past performance is no guarantee of future results. Any financial and/or investment decision may incur losses.**

### **LOCAL AGENCY INVESTMENT FUND (LAIF)**

Through the Pooled Money Investment Account (PMIA), the State Treasurer invests taxpayers' money to manage the State's cash flow and strengthen the financial security of local governmental entities. PMIA policy sets as primary investment objectives safety, liquidity and yield. Total assets under LAIF Management at month-end were \$22.4 billion.

As of October 31, 2023, the PMIA's holdings included US Treasury Bills and Notes (61.60% of portfolio), Federal Agency Debentures and Discount Notes (21.62% of portfolio), CDs and Commercial Paper (13.13% of portfolio).

As of October 31, 2023, the District's balance was \$1,587,002.28. This represents 19.14% of the District's investment portfolio. The Average Monthly Effective Yield for the month of October, 2023 was 3.670%. In October, 2023, the District reported \$14,787.23 in quarterly earnings.

### **CalTRUST**

The CalTRUST Board works closely with the investment manager, State Street Global Advisors, to ensure that public dollars are managed securely and efficiently and are in full compliance with California Law. The primary objective is to safeguard the preservation of principal.

The District is invested in the CalTRUST Medium Term Fund which held, in part, the following sectors at October 31, 2023: Corporate Bonds (22.54% of portfolio), US Government and Agencies (65.47% of portfolio) and CDs (0.55% of portfolio). Total assets under CalTRUST Management at month-end were \$3.1 billion.

As of October 31, the District's closing Net Asset Value was \$5,688,179.52. This represents 68.62% of the District's investment portfolio.

In October, 2023, the District earned \$18,908.10 in dividend income and reported an unrealized loss of \$5,887.09. The One Year Yield on the Medium-Term Fund was 3.24%

### **California CLASS**

The California Cooperative Liquid Assets Securities System (California CLASS) is a pooled investment option that invests in high-quality, short-to-medium-term securities that prioritizes principal preservation. The California CLASS management has appointed Public Trust Advisors, LLC to serve as the Investment Advisor and Administrator. As of October 31, the District's balance was \$1,014,773.36. This represents 12.24% of the District's investment portfolio. In October, 2023, the District reported \$4,729.82 in earnings. The 30-day average yield was 5.5144%.

The investments of the District are in compliance with the District's 2022-2023 Investment Policy. The balances in the District's investment accounts give the District the ability to meet its expenditure requirements for the next eighteen (18) months.



# Fallbrook Regional Health District

## Report #7 - Check Detail

October 2023

DATE	TRANSACTION TYPE	NUM	AMOUNT	SPLIT
24 Hour Elevator Inc.				
10/10/2023	Bill Payment (Check)	13768	-249.17	Pacific Western Bank - Checking
10/01/2023	Bill	151825	249.17	Office Expenses:Maintenance & Repairs
Amazon Capital Services				
10/10/2023	Bill Payment (Check)	13769	-390.83	Pacific Western Bank - Checking
09/01/2023	Bill	1R3D-KLXR-6G7Q	390.83	Office Expenses:Office Supplies
10/17/2023	Bill Payment (Check)	13781	-173.22	Pacific Western Bank - Checking
10/15/2023	Bill	1GNH-31NW-6M7K	173.22	Office Expenses:Office Supplies
Brand Assasins				
10/03/2023	Bill Payment (Check)	13750	-571.58	Pacific Western Bank - Checking
09/21/2023	Bill	22551	571.58	District Direct Care Services
California Special Districts Association				
10/17/2023	Bill Payment (Check)	13782	-8,187.00	Pacific Western Bank - Checking
10/01/2023	Bill	Membership #1589	8,187.00	Dues & Subscriptions
CalPERS				
10/24/2023	Bill Payment (Check)	13793	-8,315.67	Pacific Western Bank - Checking
10/16/2023	Bill	Bus. Unit 1800	8,315.67	-Split-
Culligan of Escondido				
10/17/2023	Bill Payment (Check)	13783	-60.26	Pacific Western Bank - Checking
09/30/2023	Bill	1091318	60.26	Office Expenses:General Office Expenses
Fallbrk Eats				
10/10/2023	Bill Payment (Check)	13767	-525.00	Pacific Western Bank - Checking
10/05/2023	Bill	1017	525.00	District Direct Care Services:District Sponsored Events
Fallbrook Chamber of Commerce				
10/10/2023	Bill Payment (Check)	13770	-30.00	Pacific Western Bank - Checking
10/04/2023	Bill	Scare	30.00	Advertising & Promotions
10/17/2023	Bill Payment (Check)	13784	-35.00	Pacific Western Bank - Checking
10/01/2023	Bill	Harvest Faire	35.00	Advertising & Promotions
Fallbrook Directory				
10/10/2023	Bill Payment (Check)	13771	-575.00	Pacific Western Bank - Checking
10/01/2023	Bill	28067	575.00	Advertising & Promotions
Fallbrook Rooter & Drain Service				
10/03/2023	Bill Payment (Check)	13751	-271.97	Pacific Western Bank - Checking
09/27/2023	Bill	23363	271.97	Office Expenses:Maintenance & Repairs
10/17/2023	Bill Payment (Check)	13785	-1,950.00	Pacific Western Bank - Checking
10/13/2023	Bill	23369	1,950.00	Office Expenses:Maintenance & Repairs

# Fallbrook Regional Health District

## Report #7 - Check Detail

October 2023

DATE	TRANSACTION TYPE	NUM	AMOUNT	SPLIT
Fallbrook Waste & Recycling - E. Mission				
10/03/2023	Bill Payment (Check)	13752	-283.38	Pacific Western Bank - Checking
09/30/2023	Bill	20-T3 452088	283.38	Utilities:General Utilities
Fallbrook Waste & Recycling - S. Brandon				
10/03/2023	Bill Payment (Check)	13753	-96.50	Pacific Western Bank - Checking
10/01/2023	Bill	20-T1 441078	96.50	Utilities:General Utilities
Fowler Pest Control, Inc.				
10/17/2023	Bill Payment (Check)	13786	-158.00	Pacific Western Bank - Checking
10/11/2023	Bill	252923	158.00	Office Expenses:Maintenance & Repairs
Iron Mountain				
10/10/2023	Bill Payment (Check)	13772	-2,742.75	Pacific Western Bank - Checking
09/30/2023	Bill	HWKX007	2,742.75	Medical Records Expense
Jasmine Thomas				
10/10/2023	Bill Payment (Check)	13773	-26.20	Pacific Western Bank - Checking
09/30/2023	Bill	Sept Mileage	26.20	Auto Expenses
Juana Diaz				
10/03/2023	Bill Payment (Check)	13754	-440.00	Pacific Western Bank - Checking
09/27/2023	Bill	165026	440.00	-Split-
10/10/2023	Bill Payment (Check)	13774	-510.00	Pacific Western Bank - Checking
10/04/2023	Bill	165027	510.00	-Split-
10/17/2023	Bill Payment (Check)	13787	-480.00	Pacific Western Bank - Checking
10/11/2023	Bill	165028	480.00	-Split-
Judith Oswald				
10/10/2023	Bill Payment (Check)	13775	-777.26	Pacific Western Bank - Checking
10/01/2023	Bill	October Reimbursement	128.64	Auto Expenses
10/01/2023	Bill	Conference Reimburse	648.62	Education & Conferences
Katia Elizondo Marquez				
10/03/2023	Bill Payment (Check)	13755	-51.16	Pacific Western Bank - Checking
09/30/2023	Bill	09/30/23 reimburse	51.16	Auto Expenses
Kent Bandy				
10/03/2023	Bill Payment (Check)	13756	-175.00	Pacific Western Bank - Checking
09/26/2023	Bill	369	175.00	Office Expenses:Maintenance & Repairs
Knight Security & Fire Systems				
10/17/2023	Bill Payment (Check)	13788	-44.00	Pacific Western Bank - Checking

# Fallbrook Regional Health District

## Report #7 - Check Detail

October 2023

DATE	TRANSACTION TYPE	NUM	AMOUNT	SPLIT
10/02/2023	Bill	176067	44.00	Office Expenses:Maintenance & Repairs
LDC Always Green Landscape				
10/03/2023	Bill Payment (Check)	13757	-4,355.00	Pacific Western Bank - Checking
09/30/2023	Bill	989	450.00	Office Expenses:Maintenance & Repairs
09/30/2023	Bill	988	3,905.00	Office Expenses:Maintenance & Repairs
Low Voltage				
10/17/2023	Bill Payment (Check)	13789	-687.75	Pacific Western Bank - Checking
10/05/2023	Bill	50620	340.75	Office Expenses:Maintenance & Repairs
10/05/2023	Bill	50619	347.00	Office Expenses:Maintenance & Repairs
Portero Services				
10/03/2023	Bill Payment (Check)	13766	-1,838.75	Pacific Western Bank - Checking
09/30/2023	Bill	3229	1,838.75	Legal & Accounting services:Accounting
Raquel Williams				
10/03/2023	Bill Payment (Check)	13758	-977.10	Pacific Western Bank - Checking
09/30/2023	Bill	Sept Reimburse	977.10	Education & Conferences
Rotary Club of Fallbrook				
10/17/2023	Bill Payment (Check)	13790	-364.00	Pacific Western Bank - Checking
10/06/2023	Bill	Jul-Oct Dues	364.00	Dues & Subscriptions
Rotary Club of Fallbrook Village				
10/03/2023	Bill Payment (Check)	13759	-90.00	Pacific Western Bank - Checking
10/01/2023	Bill	2976	90.00	Dues & Subscriptions
SDG&E - 5971 - E. Mission				
10/03/2023	Bill Payment (Check)	13760	-1,088.68	Pacific Western Bank - Checking
09/27/2023	Bill	09272023	1,088.68	Utilities:General Utilities
SDG&E - 6994 - Brandon				
10/03/2023	Bill Payment (Check)	13761	-929.95	Pacific Western Bank - Checking
09/27/2023	Bill	09272023	929.95	Utilities:General Utilities
SDRMA				
10/10/2023	Bill Payment (Check)	13776	-628.77	Pacific Western Bank - Checking
10/05/2023	Bill	H43619	628.77	-Split-
Spectrum - Mission				
10/03/2023	Bill Payment (Check)	13762	-490.91	Pacific Western Bank - Checking
09/22/2023	Bill	60354092223	490.91	Utilities:Internet/Phone

# Fallbrook Regional Health District

## Report #7 - Check Detail

October 2023

DATE	TRANSACTION TYPE	NUM	AMOUNT	SPLIT
Spectrum Business-Brandon				
10/03/2023	Bill Payment (Check)	13763	-302.93	Pacific Western Bank - Checking
09/21/2023	Bill	60321092123	302.93	Utilities:Internet/Phone
Springston Design LLC				
10/10/2023	Bill Payment (Check)	13777	-600.00	Pacific Western Bank - Checking
10/02/2023	Bill	4809	600.00	IT Services
Sun Realty				
10/10/2023	Bill Payment (Check)	13778	-787.50	Pacific Western Bank - Checking
09/30/2023	Bill	June-Sept Invoice	787.50	Property Management Fees
Susan Woodward				
10/10/2023	Bill Payment (Check)	13779	-1,500.00	Pacific Western Bank - Checking
09/28/2023	Bill	September Billing	1,500.00	Legal & Accounting services:Accounting
T-Mobile				
10/03/2023	Bill Payment (Check)	13764	-79.80	Pacific Western Bank - Checking
09/21/2023	Bill	Acct 989429125	79.80	Utilities:Internet/Telephone
Tracy Rosalee				
10/03/2023	Bill Payment (Check)	13765	-19.82	Pacific Western Bank - Checking
09/30/2023	Bill	Sept reimbursement	19.82	Auto Expenses
Uline				
10/10/2023	Bill Payment (Check)	13780	-1,245.04	Pacific Western Bank - Checking
09/28/2023	Bill	169058645	1,245.04	Office Expenses:Office Equipment & Fixtures
UMPQUA Bank				
10/17/2023	Bill Payment (Check)	13791	-5,618.91	Pacific Western Bank - Checking
09/30/2023	Bill	Sept Stmt	5,618.91	-Split-

**Account Summary**




Billing Cycle		10/31/2023
Days In Billing Cycle		32
Previous Balance		\$5,618.91
Purchases	+	\$2,917.85
Cash	+	\$0.00
Balance Transfers	+	\$0.00
Special	+	\$0.00
Credits	-	\$20.13-
Payments	-	\$5,618.91-
Other Charges	+	\$0.00
Finance Charges	+	\$0.00

**NEW BALANCE** **\$2,897.72**

**Credit Summary**

Total Credit Line	\$12,000.00
Available Credit Line	\$9,102.28
Available Cash	\$0.00
Amount Over Credit Line	\$0.00
Amount Past Due	\$0.00
Disputed Amount	\$0.00

**Account Inquiries**

-  Call us at: (866) 777-9013  
Lost or Stolen Card: (866) 839-3485
-  Go to [www.umpquabank.com](http://www.umpquabank.com)
-  Write us at PO BOX 35142 - LB1181, SEATTLE, WA 98124-5142

**Payment Summary**

<b>NEW BALANCE</b>	<b>\$2,897.72</b>
<b>MINIMUM PAYMENT</b>	<b>\$2,897.72</b>
<b>PAYMENT DUE DATE</b>	<b>11/25/2023</b>

*NOTE: Grace period to avoid a finance charge on purchases, pay entire new balance by payment due date. Finance charge accrues on cash advances until paid and will be billed on your next statement.*

**Corporate Activity**

TOTAL CORPORATE ACTIVITY				\$5,639.04-
Trans Date	Post Date	Reference Number	Transaction Description	Amount
09/29	10/05	7000560327877278790016	FINANCE CHARGE CREDIT	\$20.13-
10/23	10/23	0000000LBX2310235353014	PAYMENT - THANK YOU	\$5,618.91-

**Cardholder Account Summary**

LINDA BANNERMAN #### #7133	Payments & Other Credits \$0.00	Purchases & Other Charges \$1,597.45	Cash Advances \$0.00	Total Activity \$1,597.45
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**Cardholder Account Detail**

Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
09/30	10/01	PPLN01	24692163273101185504482	VBS*VONAGE BUSINESS 866-901-0242 GA	\$367.81
09/29	10/01	PPLN01	24316053273548180265361	SHELL OIL10007900011 FALLBROOK CA	\$92.17
09/30	10/01	PPLN01	24204293273000116039863	FACEBK GYGPWSTH42 650-5434800 CA	\$29.22

PLEASE DETACH COUPON AND RETURN PAYMENT USING THE ENCLOSED ENVELOPE - ALLOW UP TO 7 DAYS FOR RECEIPT

UMPQUA BANK  
 PO BOX 35142 - LB1181  
 SEATTLE WA 98124-5142



**Account Number**  
 #### #7117

Check box to indicate  
 name/address change   
 on back of this coupon

AMOUNT OF PAYMENT ENCLOSED

Closing Date	New Balance	Total Minimum Payment Due	Payment Due Date
10/31/23	\$2,897.72	\$2,897.72	11/25/23

\$



BL ACCT 00002840-20000001  
 FALLBROOK REG HEALTH DIST  
 138 SOUTH BRANDON ROAD  
 FALLBROOK CA 92028

MAKE CHECK PAYABLE TO:

UMPQUA BANK COMMERCIAL CARD OPS  
 PO BOX 35142 - LB1181  
 SEATTLE WA 98124-5142

Cardholder Account Detail Continued					
Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
09/30	10/01	PPLN01	24204293273000017733077	FACEBK DCBVUSPH42 650-5434800 CA	\$1.40
10/03	10/04	PPLN01	24492153276715173654791	ADOBE *ACROPRO SUBS 408-536-6000 CA	\$97.46
10/04	10/06	PPLN01	24129423278100000627359	MAJOR MARKET FALLBROOK CA	\$59.38
10/11	10/12	PPLN01	24492163284000043054459	FIREFLIES.AI HTTPSFIREFLIE CA	\$228.00
10/11	10/12	PPLN01	24492163284000043564507	FIREFLIES.AI HTTPSFIREFLIE CA	\$5.00
10/17	10/18	PPLN01	24692163290105110597627	WWW COSTCO COM 800-955-2292 WA	\$18.31
10/19	10/20	PPLN01	24445003293000911065756	DOLLAR TREE FALLBROOK CA	\$5.49
10/19	10/20	PPLN01	24427333292740290444429	GROCERY OUTLET OF F FALLBROOK CA	\$52.93
10/19	10/22	PPLN01	24129423293100000629489	MAJOR MARKET FALLBROOK CA	\$5.38
10/20	10/22	PPLN01	24559303293900011858123	CSMFO 916-2312137 CA	\$125.00
10/27	10/27	PPLN01	24692163300102727827354	WWW COSTCO COM 800-955-2292 WA	\$27.47
10/27	10/29	PPLN01	24906413300185815328196	EIG*CONSTANTCONTACT.COM 855-2295506 MA	\$110.00
10/30	10/31	PPLN01	24692163303102861544234	VBS*VONAGE BUSINESS 866-901-0242 GA	\$372.43

Cardholder Account Summary				
RACHEL MASON ##### 2600	Payments & Other Credits \$0.00	Purchases & Other Charges \$1,293.28	Cash Advances \$0.00	Total Activity \$1,293.28

Cardholder Account Detail					
Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
09/29	10/01	PPLN01	24692163273100763933832	TST* Estrellas Restaura Fallbrook CA	\$149.14
10/05	10/08	PPLN01	24129423279100000651036	MAJOR MARKET FALLBROOK CA	\$28.98
10/06	10/08	PPLN01	24733093279083704814259	JERSEY MIKES ONLINE ORDE 732-223-4044 NJ	\$169.98
10/12	10/15	PPLN01	24445003286100277330619	STARBUCKS 800-782-7282 800-782-7282 WA	\$42.10
10/26	10/26	PPLN01	24468163299000001644138	PHO SAN MARCOS SAN MARCOS CA	\$48.80
10/30	10/31	PPLN01	24692163303102465023197	AMZN Mktp US*LT5332KS3 Amzn.com/bill WA	\$87.21
10/30	10/31	PPLN01	24431063303083726260364	AMAZON.COM*SD7962HY3 SEATTLE WA	\$647.08
10/30	10/31	PPLN01	24011343304000002897092	CANVA* I03954-71250947 HTTPSCANVA.CO DE	\$119.99

Cardholder Account Summary				
THERESA GERACITANO ##### 9073	Payments & Other Credits \$0.00	Purchases & Other Charges \$27.12	Cash Advances \$0.00	Total Activity \$27.12

Cardholder Account Detail					
Trans Date	Post Date	Plan Name	Reference Number	Description	Amount
10/13	10/15	PPLN01	24011343286000062811654	CALENDLY HTTPSCALENDLY GA	\$15.00
10/25	10/26	PPLN01	24445003299000941839364	DOLLAR TREE FALLBROOK CA	\$12.12

Finance Charge Summary / Plan Level Information									
Plan Name	Plan Description	FCM <sup>1</sup>	Average Daily Balance	Periodic Rate *	Corresponding APR	Finance Charges	Effective APR Fees **	Effective APR	Ending Balance
<b>Purchases</b>									
PPLN01 001	PURCHASE	E	\$0.00	0.06024%(D)	21.9900%	\$0.00	\$0.00	0.0000%	\$2,897.72
<b>Cash</b>									
CPLN01 001	CASH	A	\$0.00	0.06572%(D)	23.9900%	\$0.00	\$0.00	0.0000%	\$0.00
* Periodic Rate (M)=Monthly (D)=Daily							Days In Billing Cycle: 32		
** includes cash advance and foreign currency fees							APR = Annual Percentage Rate		
<sup>1</sup> FCM = Finance Charge Method									
(V) = Variable Rate If you have a variable rate account the periodic rate and Annual Percentage Rate (APR) may vary.									

# Fallbrook Regional Health District

## Report #9 - Community Development Disbursements

October 2023

DATE	NUM	NAME	MEMO/DESCRIPTION	SPLIT	AMOUNT
Wellness Center					
10/17/2023	169780260	Uline	Community Development Disbursement	Office Expenses:Office Equipment & Fixtures	3,719.12
10/26/2023	1636102623	JW Mechanical	Community Development Disbursement	E. Mission Road:E. Mission Road - Improvements	4,732.50
<b>Total for Wellness Center</b>					<b>\$8,451.62</b>



**Safe and Sound**  
SECURITY



**Fallbrook Regional**  
HEALTH DISTRICT

Fallbrook Regional Health District Proposal

Prepared for Rachel Mason

By Shannon Beritzhoff



Rachel Mason  
Fallbrook Regional Health District  
Security Project  
1636 E Mission Rd, Fallbrook, California, 92028

Dear Rachel Mason,

Safe and Sound Security is pleased to have the opportunity to provide this proposal for Fallbrook Regional Health District as requested. The following proposal addresses system requirements as identified on our recent survey of the facility at 1636 E Mission Rd.

At Safe and Sound Security, we are dedicated to providing you with an integrated security solution with high-quality equipment and exemplary service.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

Shannon Beritzhoff  
Safe and Sound Security  
getsafeandsound.com  
925-566-8611



## About Safe And Sound Security

At Safe And Sound, we pride ourselves on being California's premier providers of custom security systems. More than 10,000 homeowners and businesses trust to help protect them from break-ins, theft, fire, vandalism, over the past decade. And while we specialize in security system installation, we know our business is really about people first – a priority that sets us apart from the crowd. We're committed to providing the highest-quality, custom security solutions and the best in customer service in the industry.

## Our Approach

As California's leading providers of modern security solutions, our approach emphasizes creating a custom-made system tailored to every customer and project's individual needs, for a white-glove, Michelin Star-like experience.

We occupy a space in the market that doesn't get a lot of competition. As a medium-sized security company, we're able to adapt to an ever-changing technology environment that smaller mom-and-pop and larger national security companies can't stay on top of. We invest in continued training and education, so our employees can stay on the cutting edge of the security field, and we're brand-agnostic, so we can offer a customized system for each customer's needs - no matter how large or small the project.

## Your Custom Security Plan

### Scope of Work:

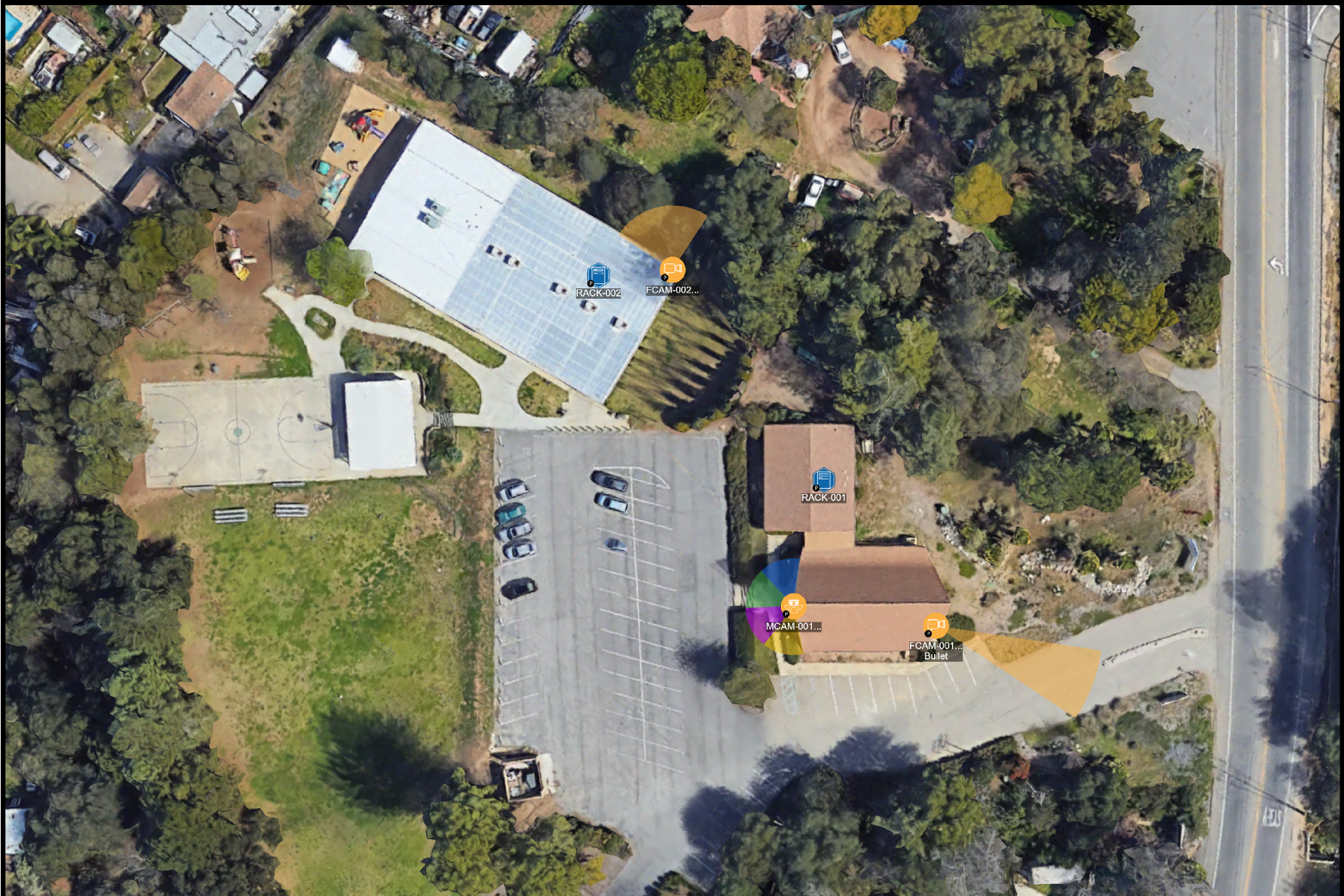
Safe and Sound Security is to install a camera system consisting of three (3) cameras. The three cameras will include one (1) bullet camera, one (1) dome camera, and one (1) multi-sensor camera. Safe and Sound Security is to provide and run cable for all cameras. All cameras will run to the nearest POE customer-provided switch.

### Attachments:

- Site map

Exclusions:

The customer is to provide power and a network connection to support the proposed systems prior to installation. The customer is to move the IT rack to the IT room ahead of installation by Safe and Sound Security.



Google 80%

Google, INEGI (33°23'19"N 117°13'44"W) 1,523 ft

 FCAM (2)  MCAM (1)  RACK (2)



Site: Fallbrook Regional Health District  
Survey: Fallbrook Regional Health District-Survey-1  
By: Safe and Sound Team  
Date: 2023-10-6

## Camera Quote

Description	Price	Quantity	Total
<b>Verkada CB52-E Outdoor Bullet Camera, 256GB, 30 Days Max</b> <small>Verkada CB52-E Outdoor Bullet Camera, 256GB, 30 Days Max</small>	\$1,399.00	1.00	\$1,399.00
<b>Verkada CD52-E Outdoor Dome Camera, 256GB, 30 Days Max</b> <small>CD52-E Outdoor Dome Camera, 256GB 30 Days Max</small>	\$1,399.00	1.00	\$1,399.00
<b>Verkada CH52-E Outdoor Multisensor Camera, 30 days</b> <small>Verkada CH52-E Outdoor Multisensor Camera, 4x5MP, Zoom Lens, 1TB of Storage, Maximum 30 Days of Retention</small>	\$3,599.00	1.00	\$3,599.00
<b>1-Year CH52-E Multisensor Camera License</b> <small>1-Year CH52-E Multisensor Camera License</small>	\$599.00	1.00	\$599.00
<b>Verkada 1-Year Camera License</b> <small>Verkada 1-Year Camera License</small>	\$199.00	2.00	\$398.00
<b>Arm Mount</b> <small>Arm Mount</small>	\$89.00	1.00	\$89.00
<b>Square Junction Box Mount</b> <small>Square Junction Box Mount</small>	\$89.00	1.00	\$89.00
<b>Verkada Mini Pendant Cap Mount</b> <small>Mini Pendant Cap Mount</small>	\$79.00	1.00	\$79.00
<b>Verkada ACC-POE-60W PoE++ injector</b> <small>Verkada ACC-POE-60W PoE++ injector</small>	\$149.00	1.00	\$149.00
<b>VMP Vented Economy Rack Shelf</b> <small>VMP Vented Economy Rack Shelf</small>	\$59.98	1.00	\$59.98
<b>SmartPro LCD 120V 1500VA 900W Line-InteractiveUPS, AVR, 2U Rack/Tower</b> <small>The SMART1500LCD SmartPro LCD 120V, 1500VA/900W Line-Interactive Uninterruptible Power Supply provides battery backup and AC power protection against blackouts, brownouts, power surges and line noise that can damage electronics or destroy data. Ideal for backing up your desktop computer or audio/visual components, this line-interactive UPS switches to battery backup mode in milliseconds to keep your connected equipment running long enough to save files and shut down safely with no data loss</small>	\$713.98	2.00	\$1,427.96
<b>Cat6 Cable</b> <small>Cat6 White</small>	\$306.00	1.00	\$306.00
<b>EMT (Misc)</b> <small>Single gang boxes, Double gang box, couplers, Adapters, Connercors, Straps, LB, and Elbows.</small>	\$150.00	1.00	\$150.00
<b>EMT Conduit</b> <small>EMT conduit</small>	\$20.00	6.00	\$120.00
<b>30ft Articulating Boom Lift Rental (Camera)</b> <small>30ft Articulating Boom Lift Rental (Camera)</small>	\$2,072.50	1.00	\$2,072.50
<b>Camera Labor</b> <small>Labor for Camera job</small>	\$4,522.00	1.00	\$4,522.00
<b>Help Desk and Tech Support</b> <small>Tech support and help desk support</small>	\$68.58	1.00	\$68.58
<b>Equipment Discount (Camera)</b> <small>Equipment or Product Discount for Camera Jobs</small>	(\$1,360.60)	1.00	(\$1,360.60)
<b>License Discount (Camera)</b> <small>License Discount (Camera)</small>	(\$199.40)	1.00	(\$199.40)

Camera Sub Total    \$14,967.02

Quote Subtotal    \$14,967.02

Tax                    \$581.74

Grand Total        \$15,548.76

Licensed by the Bureau of Security and Investigative Services  
Department of Consumer Affairs, Sacramento, CA 95814  
License No.: ACO6672  
C7 License No.: 1039579

**SAFE AND SOUND SECURITY**  
**2125 Oak Grove Road Suite 128,**  
**Walnut Creek, CA 94598**  
**(888) 333-4540**

**STANDARD COMMERCIAL SECURITY AGREEMENT**

**Date: 2023-10-16**

**SUBSCRIBER: Fallbrook Regional Health District**

**SITE ADDRESS: 1636 E Mission Rd, Fallbrook, California, 92028**

**AUTHORIZED CONTACT: Rachel Mason**

**PHONE NUMBER: (760) 731-9187 ext. 101**

**EMAIL: rmason@fallbrookhealth.org**

1. **SAFE AND SOUND SECURITY** (hereinafter referred to as "SAFE AND SOUND" or "ALARM COMPANY") agrees to sell, install and program, at Subscriber's premises, and Subscriber agrees to buy, an electronic security system consisting of the equipment and services described in the attached Schedule of Equipment and Services.

2. All recurring charges are detailed in the quote section of this document and are to be billed monthly. Subscriber agrees to pay SAFE AND SOUND via automatic scheduled payments the following sum listed per month for the term of this agreement:  
\$68.58

All recurring charges are detailed in the quote section of this document and billed yearly. Subscriber agrees to pay SAFE AND SOUND the following sum listed per year for the term of this agreement: \$997.00

3. **PASSCODE TO CPU SOFTWARE REMAINS PROPERTY OF SAFE AND SOUND:** Provided Subscriber performs this agreement for the full term thereof, upon termination SAFE AND SOUND shall at its option provide to Subscriber the passcode to the CPU software or change the passcode to the manufacturer's default code. Software programmed by SAFE AND SOUND is the intellectual property of SAFE AND SOUND and any unauthorized use of same, including derivative works, is strictly prohibited and may violate Federal Copyright laws, Title 17 of the United States Code, and may subject violator to civil and criminal penalties. The Equipment shall remain personal property and shall not be considered a fixture, or an addition to, alteration, conversion, improvement, modernization, remodeling, repair or replacement of any part of the realty, and Subscriber shall not permit the attachment thereto of any apparatus not furnished by SAFE AND SOUND.

4. **TERM OF AGREEMENT:** The term of this agreement shall be for a period of 60 month(s) and shall automatically renew month to month thereafter under the same terms and conditions, unless either party gives written notice to the other by certified

mail, return receipt requested, of their intention not to renew the agreement at least 30 days prior to the expiration of any term. SAFE AND SOUND may invoice Subscriber in advance monthly, quarterly, or annually at SAFE AND SOUND's option.

**5. CENTRAL OFFICE MONITORING SERVICES:** Upon receipt of a signal from Subscriber's alarm system, SAFE AND SOUND or its designee central office shall make every reasonable effort to notify Subscriber and the appropriate municipal police or fire department depending upon the type of signal received. Not all signals will require notification to the authorities and subscriber may obtain a written response policy from SAFE AND SOUND. No response shall be required for supervisory, loss of communication pathway, trouble or low battery signals. Subscriber acknowledges that signals transmitted from Subscriber's premises directly to municipal police or fire departments are not monitored by personnel of SAFE AND SOUND or SAFE AND SOUND's designee central office and SAFE AND SOUND does not assume any responsibility for the manner in which such signals are monitored or the response, if any, to such signals. Subscriber acknowledges that signals which are transmitted over telephone lines, wire, air waves, internet, VOIP, radio or cellular, or other modes of communication pass through communication networks wholly beyond the control of SAFE AND SOUND and are not maintained by SAFE AND SOUND except SAFE AND SOUND may own the radio network, and SAFE AND SOUND shall not be responsible for any failure which prevents transmission signals from reaching the central office monitoring center or damages arising therefrom, or for data corruption, theft or viruses to Subscriber's computers if connected to the alarm communication equipment. Subscriber agrees to furnish SAFE AND SOUND with a written Call List of names and telephone numbers of those persons Subscriber wishes to receive notification of alarm signals. Unless otherwise provided in the Call List SAFE AND SOUND will make a reasonable effort to contact the first person reached or notified on the list either via telephone call, text or email message. No more than one call to the list shall be required and any form of notification provided for herein, including leaving a message on an answering machine, shall be deemed reasonable compliance with SAFE AND SOUND's notification obligation. All changes and revisions shall be supplied to SAFE AND SOUND in writing. Subscriber authorizes SAFE AND SOUND to access the control panel to input or delete data and programming. If the equipment contains video or listening devices permitting central office to monitor video or sound then upon receipt of an alarm signal central office shall monitor video or sound for so long as central office in its sole discretion deems appropriate to confirm an alarm condition. If Subscriber requests SAFE AND SOUND to remotely activate or deactivate the system, change combinations, openings or closings, or re-program system functions, Subscriber shall pay SAFE AND SOUND \$125.00 for each such service. SAFE AND SOUND may, without prior notice, suspend or terminate its services, in central office's sole discretion, in event of Subscriber's default in performance of this agreement or in event central office facility or communication network is nonoperational or Subscriber's alarm system is sending excessive false alarms. Central office is authorized to record and maintain audio and video transmissions, data and communications, and shall be the exclusive owner of such property. All Subscriber information and data shall be maintained confidentially by SAFE AND SOUND.

**6. SERVICE:** Service includes all parts and labor, and SAFE AND SOUND shall service upon Subscriber's request the security system installed in Subscriber's premises between the hours of 9 a.m. and 5 p.m. Monday through Friday, within reasonable time after receiving notice from Subscriber that service is required, exclusive of Saturdays, Sundays and legal holidays. All repairs, replacement or alteration to the security system made by reason of alteration to Subscriber's premises, or caused by unauthorized intrusion, lightning or electrical surge, or caused by any means other than normal usage, wear and tear, shall be made at the cost of the Subscriber. Batteries, electrical surges, lightning damage, software upgrades and repairs, communication devices no longer supported by communication pathways, obsolete components and components exceeding manufacturer's useful life are not included in service and will be repaired or replaced at Subscriber's expense payable at time of service. No apparatus or device shall be attached to or connect with the security system as originally installed without SAFE AND SOUND's written consent.

**7. SUBSCRIBER REMOTE ACCESS:** If Remote Access is included in the Schedule of Equipment and Services to be installed and services provided by SAFE AND SOUND, the equipment will transmit data via Subscriber's high speed Internet, cellular or radio communication service from remote pendant supplied by SAFE AND SOUND or Subscriber's Internet or wireless connection device which is compatible with SAFE AND SOUND's remote services. SAFE AND SOUND will grant access to server permitting Subscriber to monitor the security system, access the system to arm, disarm and bypass zones on the system, view the remote video camera(s) and control other remote automation devices that may be installed. The remote

services server is provided either by SAFE AND SOUND or a third party. SAFE AND SOUND shall install the camera(s) in a permissible legal location in Subscriber's premises to permit Subscriber viewing. SAFE AND SOUND shall have no responsibility for failure of data transmission, corruption or unauthorized access and shall not monitor or view the camera data. Electronic data may not be encrypted and wireless components of the alarm system may not meet Advanced Encryption Standard specifications for encryption of electronic data established by the US National Institute of Standards and Technology and SAFE AND SOUND shall have no liability for access to the alarm system by others.

**8. WIRELESS AND INTERNET ACCESS CAPABILITIES:** Subscriber is responsible for supplying high speed Internet access and or wireless services at Subscriber's premises. SAFE AND SOUND does not provide Internet service, maintain Internet connection, wireless access or communication pathways, computer, smart phone, electric current connection or supply, or in all cases the remote video server. In consideration of Subscriber making its monthly payments for remote access to the system SAFE AND SOUND will authorize Subscriber access. SAFE AND SOUND is not responsible for Subscriber's access to the Internet or any interruption of service or down time of remote access caused by loss of Internet service, radio or cellular or any other mode of communication used by Subscriber to access the system. Subscriber acknowledges that Subscriber's security system can be compromised if the codes or devices used for access are lost or accessed by others and SAFE AND SOUND shall have no liability for such third party unauthorized access. SAFE AND SOUND is not responsible for the security or privacy of any wireless network system or router. Wireless systems can be accessed by others, and it is the Subscriber's responsibility to secure access to the system with pass codes and lock out codes. SAFE AND SOUND is not responsible for access to wireless networks or devices that may not be supported by communication carriers and upgrades to subscriber's system will be at subscriber's expense.

**9. ACCESS CONTROL SYSTEM OPERATION AND LIMITATIONS:** If selected as a service to be provided and included in the Schedule of Equipment and Services, Access Control equipment shall be connected to a computer supplied by the Subscriber and connected to Subscriber's computer network. If data storage or backup is selected service SAFE AND SOUND or its designee shall store and /or backup data received from Subscriber's system for a period of one year. SAFE AND SOUND shall have no liability for data corruption or inability to retrieve data even if caused by SAFE AND SOUND's negligence. Subscriber's data shall be maintained confidential and shall be retrieved and released only to Subscriber or upon Subscriber's authorization or by legal process. Internet access is not provided by SAFE AND SOUND and SAFE AND SOUND has no responsibility for such access or IP address service. SAFE AND SOUND shall have no liability for unauthorized access to the system through the Internet or other communication networks or data corruption or loss for any reason whatsoever.

**10. (a) ACCESS CONTROL ADMINISTRATION:** If selected as a service to be provided SAFE AND SOUND will maintain the data base for the operation of the Access Control System. Subscriber will advise SAFE AND SOUND of all change in personnel and or changes access levels of authorization and restrictions, providing Access card serial numbers or biometric data and such information that Subscriber deems necessary to identify personnel. All communication by Subscriber to SAFE AND SOUND regarding personnel access must be in writing via email or fax to addresses designated by SAFE AND SOUND. SAFE AND SOUND shall have remote Internet access to the Subscriber's designated access control computer to program and make data base updates to the system. Subscriber is responsible for maintaining its computer and computer network and Internet access

**(b) VIDEO SYSTEM OPERATION AND LIMITATIONS:** If selected as a service to be provided and included in the Schedule of Equipment and Services, Video equipment is attached to a digital recorder computer and Subscriber shall not use the computer for any other purpose. Subscriber shall be permitted to access and make changes to the system's operation on site and over the internet. If data storage is selected service, SAFE AND SOUND shall store data received from Subscriber's system for one year. SAFE AND SOUND shall have no liability for data corruption or inability to retrieve data even if caused by SAFE AND SOUND's negligence. Subscriber's data shall be maintained confidential and shall be retrieved and released only to Subscriber or upon Subscriber's authorization or by legal process. Telephone or internet access is not provided by SAFE AND SOUND and SAFE AND SOUND has no responsibility for such access or IP address service. If system has remote access SAFE AND SOUND is not responsible for the security or privacy of any wireless network system or router, and it is the Subscriber's responsibility to secure access to the system with pass codes and lock outs. SAFE AND SOUND shall have no



liability for unauthorized access to the system through the internet or other communication networks or data corruption or loss for any reason whatsoever.

**11. STREAMING VIDEO DATA / CCTV / EXCESSIVE DATA USAGE:** If selected as a service to be provided and included in the Schedule of Equipment, upon receipt of a video signal the video system is designed to activate in the central station and record video data reception, upon which, SAFE AND SOUND or its designee central office, shall make every reasonable effort to notify Subscriber by email, text, or voice message and the appropriate municipal police or fire department. Subscriber acknowledges that signals transmitted from Subscriber's premises directly to municipal police or fire departments or Subscriber's internal security stations are not monitored by personnel of SAFE AND SOUND or SAFE AND SOUND's designee central office and SAFE AND SOUND does not assume any responsibility for the manner in which such signals are monitored or the response, if any, to such signals. Subscriber acknowledges that signals which are transmitted through the internet, over telephone lines, wire, air waves, cellular, radio, internet, VOIP, or other modes of communication pass through communication networks wholly beyond the control of SAFE AND SOUND and are not maintained by SAFE AND SOUND, except SAFE AND SOUND may own the radio network, and SAFE AND SOUND shall not be responsible for any failure which prevents transmission signals from reaching the central office monitoring center or damages arising therefrom, or for data corruption, theft or viruses to Subscriber's computers if connected to the alarm communication equipment. Subscriber agrees to furnish SAFE AND SOUND with a written list of names and telephone numbers of those persons Subscriber wishes to receive notification of signals. All changes and revisions shall be supplied to SAFE AND SOUND in writing. Subscriber authorizes SAFE AND SOUND to access the supervisory panel to input or delete data and programming. If Subscriber requests SAFE AND SOUND to remotely activate or deactivate the system, change combinations, openings or closings, or re-program system functions, Subscriber shall pay SAFE AND SOUND \$75.00 for each such service. SAFE AND SOUND may, without prior notice, suspend or terminate its services, in central station's sole discretion, in event of Subscriber's default in performance of this agreement or in event central station facility or communication network is nonoperational or Subscriber's alarm system is sending excessive false alarms. Central station is authorized to record and maintain audio and video transmissions, data and communications, and shall be the exclusive owner of such property. SAFE AND SOUND shall have no liability for excessive data usage expense incurred by Subscriber attributable to the equipment or services provided herein. All Subscriber information and data shall be maintained confidentially by SAFE AND SOUND.

**12. GUARD RESPONSE:** If guard response is specified as a service to be provided, upon receipt of an alarm signal, SAFE AND SOUND or its subcontractor shall as soon as may be practical send one or more of its guards to the Subscriber's premises. Unless guard determines that the alarm is a false alarm and that no situation requiring police or fire department services exist, the guard shall notify the central station or police or fire department directly that an emergency situation exists and wait up to 15 minutes for the municipal police or fire department personnel or Subscriber to arrive at the premises and if permitted by the police shall assist in making a search of the premises to determine the cause of the alarm condition. If provided with keys to the premises the guard shall endeavor to secure the premises and repair the security equipment. However, Subscriber acknowledges that the guard is not required to enter the premises or to render any service to the security equipment and shall not be required to remain stationed at Subscriber's premises for more than 15 minutes after initial arrival. Subscriber authorizes the guard to take such action the guard deems necessary to secure the premises and reset the alarm, though Subscriber acknowledges that the guard may not be able to or may not have sufficient time to secure the premises or reset the alarm and put same in working order. If Subscriber requests SAFE AND SOUND to station its guard at the premises for more than 30 minutes, and SAFE AND SOUND has sufficient personnel to provide such service, and SAFE AND SOUND makes no such representation that its personnel will be available, then Subscriber agrees to pay SAFE AND SOUND \$65.00 per half hour plus tax for such service. Subscriber agrees to confirm the request to SAFE AND SOUND to provide extended guard service by email, text or recorded conversation to SAFE AND SOUND at the time request is made and SAFE AND SOUND is authorized to ignore any request not confirmed within 15 minutes.

#### **LIMITED WARRANTY ON SALE**

13. In the event that any part of the security system becomes defective, or in the event that any repairs are required, SAFE AND SOUND agrees to make all repairs and replacement of parts without costs to the Subscriber for a period of ninety (90)

days from the date of installation. SAFE AND SOUND reserves the option to either replace or repair the alarm equipment, and reserves the right to substitute materials of equal quality at time of replacement, or to use reconditioned parts in fulfillment of this warranty. This warranty does not include batteries, electrical surges, lightning damage, software upgrades and repairs, communication devices that are no longer supported by communication pathways, obsolete components and components exceeding manufacturer's useful life. SAFE AND SOUND is not the manufacturer of the equipment and other than SAFE AND SOUND's limited warranty Subscriber agrees to look exclusively to the manufacturer of the equipment for repairs under its warranty coverage if any. Except as set forth in this agreement, SAFE AND SOUND makes no express warranties as to any matter whatsoever, including, without limitation, the condition of the equipment, its merchantability, or its fitness for any particular purpose. SAFE AND SOUND does not represent nor warrant that the security system may not be compromised or circumvented, or that the system will prevent any loss by burglary, hold-up, or otherwise; or that the system will in all cases provide the protection for which it is installed. SAFE AND SOUND expressly disclaims any implied warranties, including implied warranties of merchantability or fitness for a particular purpose. The warranty does not cover any damage to material or equipment caused by accident, misuse, attempted or unauthorized repair service, modification, or improper installation by anyone other than SAFE AND SOUND. SAFE AND SOUND shall not be liable for consequential damages. Subscriber acknowledges that any affirmation of fact or promise made by SAFE AND SOUND shall not be deemed to create an express warranty unless included in this agreement in writing; that Subscriber is not relying on SAFE AND SOUND's skill or judgment in selecting or furnishing a system suitable for any particular purpose and that there are no warranties which extend beyond those on the face of this agreement, and that SAFE AND SOUND has offered additional and more sophisticated equipment for an additional charge which Subscriber has declined. Subscriber's exclusive remedy for SAFE AND SOUND's breach of this agreement or negligence to any degree under this agreement is to require SAFE AND SOUND to repair or replace, at SAFE AND SOUND's option, any equipment which is non-operational. This Limited Warranty is independent of and in addition to service contracted under paragraph 2 of this agreement. This Limited Warranty gives you specific legal rights and you may also have other rights which vary from state to state. If required by law, SAFE AND SOUND will procure all permits required by local law and will provide certificate of workman's compensation prior to starting work.

## **GENERAL PROVISIONS**

**14. DELAY IN DELIVERY / INSTALLATION / RISK OF LOSS OF MATERIAL:** SAFE AND SOUND shall not be liable for any damage or loss sustained by Subscriber as a result of delay in delivery and/or installation of equipment, equipment failure, or for interruption of service due to electric failure, strikes, walk-outs, war, acts of God, or other causes, including SAFE AND SOUND's negligence or failure to perform any obligation. The estimated date work is to be substantially completed is not a definite completion date and time is not of the essence. In the event the work is delayed through no fault of SAFE AND SOUND, SAFE AND SOUND shall have such additional time for performance as may be reasonably necessary under the circumstances.

Subscriber agrees to pay SAFE AND SOUND the sum of \$1,000 per day for each business day the work is re-scheduled or delayed by Subscriber or others engaged by Subscriber through no fault of SAFE AND SOUND on less than 24 hour notice to SAFE AND SOUND. If installation is delayed for more than one year from date hereof by Subscriber or other contractors engaged by Subscriber and through no fault of SAFE AND SOUND, Subscriber agrees to pay an additional 5% of the contract Purchase Price upon installation. Subscriber assumes all risk of loss of material once delivered to the job site.

**15. TESTING OF SECURITY SYSTEM:** Security System, once installed, is in the exclusive possession and control of the Subscriber, and it is Subscriber's sole responsibility to test the operation of the Security System and to notify SAFE AND SOUND if it is in need of repair. Service if provided is pursuant to paragraph 2.

**16. CARE AND SERVICE OF SECURITY SYSTEM:** Subscriber agrees not to tamper with, remove or otherwise interfere with the Security System which shall remain in the same location as installed. All repairs, replacement or alteration to the security system made by reason of alteration to Subscriber's premises, or caused by unauthorized intrusion, lightning or electrical surge, or caused by any means other than normal usage, wear and tear, shall be made at the cost of the Subscriber. Batteries, electrical surges, lightning damage, software upgrades and repairs, communication devices that are no longer supported by communication pathways, obsolete components and components exceeding manufacturer's useful life, are not included in warranty or service under paragraph 2 and will be repaired or replaced at Subscriber's expense. No apparatus or

device shall be attached to or connect with the security system as originally installed without SAFE AND SOUND's written consent.

**17. ALTERATION OF PREMISES FOR INSTALLATION:** SAFE AND SOUND is authorized to make preparations such as drilling holes, driving nails, making attachments or doing any other thing necessary in SAFE AND SOUND's sole discretion for the installation and service of the security system, and SAFE AND SOUND shall not be responsible for any condition created thereby as a result of such installation, service, or removal of the security system, and Subscriber represents that the owner of the premises, if other than Subscriber, authorizes the installation of the security system under the terms of this agreement.

**18. SUBSCRIBER'S DUTY TO SUPPLY ELECTRIC AND TELEPHONE SERVICE:** Subscriber agrees to furnish, at Subscriber's expense, all 110 Volt AC power, electrical outlet, ARC Type circuit breaker and dedicated receptacle, Internet connection, high speed broadband cable or DSL and IP Address, telephone hook-ups, RJ31x Block or equivalent, as deemed necessary by SAFE AND SOUND.

**19. LIEN LAW:** SAFE AND SOUND or any subcontractor engaged by SAFE AND SOUND to perform the work or furnish material who is not paid may have a claim against purchaser or the owner of the premises if other than the purchaser which may be enforced against the property in accordance with the applicable lien laws.

**20. INDEMNITY / WAIVER OF SUBROGATION RIGHTS / ASSIGNMENTS:** Subscriber agrees to indemnify and hold harmless SAFE AND SOUND, its employees, agents and subcontractors, from and against all claims, lawsuits, including those brought by third-parties or by Subscriber, including reasonable attorneys' fees and losses, asserted against and alleged to be caused by SAFE AND SOUND's performance, negligence or failure to perform any obligation under this agreement. Parties agree that there are no third party beneficiaries of this agreement. Subscriber on its behalf and any insurance carrier waives any right of subrogation Subscriber's insurance carrier may otherwise have against SAFE AND SOUND or SAFE AND SOUND's subcontractors arising out of this agreement or the relation of the parties hereto. Subscriber shall not be permitted to assign this agreement without written consent of SAFE AND SOUND. SAFE AND SOUND shall have the right to assign this agreement and shall be relieved of any obligations herein upon such assignment.

**21. EXCULPATORY CLAUSE:** SAFE AND SOUND and Subscriber agree that SAFE AND SOUND is not an insurer and no insurance coverage is offered herein. The security equipment and SAFE AND SOUND's services are designed to reduce certain risks of loss, though SAFE AND SOUND does not guarantee that no loss will occur. SAFE AND SOUND is not assuming liability, and, therefore, shall not be liable to Subscriber for any loss, data corruption or inability to retrieve data, personal injury or property damage sustained by Subscriber as a result of intrusion, burglary, theft, hold-up, fire, equipment failure, smoke, or any other cause whatsoever, regardless of whether or not such loss or damage was caused by or contributed to by SAFE AND SOUND's negligent performance to any degree in furtherance of this agreement, any extra contractual or legal duty, strict products liability, or negligent failure to perform any obligation pursuant to this agreement or any other legal duty. In the event of any loss or injury to any person or property, Subscriber agrees to look exclusively to Subscriber's insurer to recover damages. Subscriber releases SAFE AND SOUND from any claims for contribution, indemnity or subrogation.

**22. INSURANCE:** The Subscriber shall maintain a policy of public liability, property damage, burglary and theft insurance under which SAFE AND SOUND is named as additional insured. SAFE AND SOUND shall not be responsible for any portion of any loss or damage which is recovered or recoverable by the Subscriber from insurance covering such loss or damage or for such loss or damage against which the Subscriber is indemnified or insured. In the event of any loss or injury to any person or property, Subscriber agrees to look exclusively to Subscriber's insurer to recover damages. Subscriber shall obtain insurance to cover any loss the security services are intended to detect to one hundred percent of the insurable value, and Subscriber and all those claiming rights under Subscriber waive all rights against SAFE AND SOUND and its subcontractors for loss or damages caused by burglary, theft, water, smoke, fire or other perils intended to be detected by the security services or covered by insurance to be obtained by Subscriber, except such rights as they may have to the proceeds of insurance.

**23. LIMITATION OF LIABILITY:** Subscriber agrees that should there arise any liability on the part of SAFE AND SOUND as a result of SAFE AND SOUND's negligent performance to any degree or negligent failure to perform any of SAFE AND SOUND's obligations pursuant to this agreement or any other legal duty, equipment failure, or strict products liability, that SAFE AND SOUND's liability shall be limited to the sum of \$250.00 or 5% of the sales price or 6 times the aggregate of monthly payments for services being provided at time of loss, whichever is greater. If Subscriber wishes to increase SAFE AND SOUND's amount of limitation of liability, Subscriber may, as a matter of right, at any time, by entering into a supplemental agreement, obtain a higher limit by paying an annual payment consonant with SAFE AND SOUND's increased liability. This shall not be construed as insurance coverage.

**24. LEGAL ACTION:** The parties agree that due to the nature of the services to be provided by SAFE AND SOUND, the monthly or other periodic payments to be made by the Subscriber for the term of this agreement form an integral part of SAFE AND SOUND's anticipated profits; that in the event of Subscriber's default it would be difficult if not impossible to fix SAFE AND SOUND's actual damages. Therefore, in the event Subscriber defaults in the payment or any charges to be paid to SAFE AND SOUND, the balance of all payments for the entire term herein shall immediately become due and payable, and Subscriber shall be liable for 80% thereof as liquidated damages and SAFE AND SOUND shall be permitted to terminate all its services, including but not limited to terminating monitoring service, under this agreement and to remotely re-program or delete any programming without relieving Subscriber of any obligation herein.

If SAFE AND SOUND prevails in any litigation or arbitration between the parties, Subscriber shall pay SAFE AND SOUND's legal fees. In any action commenced by SAFE AND SOUND against Subscriber, Subscriber shall not be permitted to interpose any counterclaim. The parties agree that they may bring claims against the other only in their individual capacity and not as a class action plaintiff or class action member in any purported class or representative proceeding. Subject to Subscriber's right to bring any claim against SAFE AND SOUND for up to \$1,000 in small claims court having jurisdiction, any dispute between the parties or arising out of this agreement, including issues of arbitrability, shall, at the option of any party, be determined by arbitration before a single arbitrator administered by Arbitration Services Inc., under its Arbitration Rules [www.ArbitrationServicesInc.com](http://www.ArbitrationServicesInc.com), except that no punitive damages may be awarded. Service of process or papers in any legal proceeding or arbitration between the parties may be made by First-Class Mail delivered by the U.S. Postal Service addressed to the party's address in this agreement or another address provided by the party in writing to the party making service.

Subscriber submits to the jurisdiction and laws of California and agrees that any litigation or arbitration between the parties must be commenced and maintained in the county where SAFE AND SOUND's principal place of business is located. The parties waive trial by jury in any action between them unless prohibited by law. Any action by Subscriber against SAFE AND SOUND must be commenced within one year of the accrual of the cause of action or shall be barred. All actions or proceedings against SAFE AND SOUND must be based on the provisions of this agreement. Any other action that Subscriber may have or bring against SAFE AND SOUND in respect to other services rendered in connection with this agreement shall be deemed to have merged in and be restricted to the terms and conditions of this agreement, and this consent to arbitrate shall survive the termination of this agreement.

**25. SAFE AND SOUND'S RIGHT TO SUBCONTRACT SPECIAL SERVICES:** Subscriber agrees that SAFE AND SOUND is authorized and permitted to subcontract any services to be provided by SAFE AND SOUND to third parties who may be independent of SAFE AND SOUND, and that SAFE AND SOUND shall not be liable for any loss or damage sustained by Subscriber by reason of fire, theft, burglary or any other cause whatsoever caused by the negligence of third parties. Subscriber appoints SAFE AND SOUND to act as Subscriber's agent with respect to such third parties, except that SAFE AND SOUND shall not obligate Subscriber to make any payments to such third parties. Subscriber acknowledges that this agreement, and particularly those paragraphs relating to SAFE AND SOUND's disclaimer of warranties, exemption from liability, even for its negligence, limitation of liability and indemnification, inure to the benefit of and are applicable to any assignees, subcontractors, manufacturers, vendors and central offices of SAFE AND SOUND.

**26. NON-SOLICITATION:** Subscriber agrees that it will not solicit for employment for itself, or any other entity, or employ, in any capacity, any employee of SAFE AND SOUND assigned by SAFE AND SOUND to perform any service for or on behalf of Subscriber for a period of two years after SAFE AND SOUND has completed providing service to Subscriber. In the event of Subscriber's violation of this provision, in addition to injunctive relief, SAFE AND SOUND shall recover from Subscriber an

amount equal to such employee's salary based upon the average three months preceding employee's termination of employment with SAFE AND SOUND, times twelve, together with SAFE AND SOUND's counsel and expert witness fees.

**27. NON-DISPARAGEMENT:** Neither party to this agreement shall publish or communicate on any written or electronic forum or social media any disparaging comment, negative review, recommendation, evaluation, or report of the other unless required by law. Because a violation of this provision would result in damages that may be difficult to prove, the parties agree that a party violating this provision shall be liable for damages in the amount of \$10,000.00 as and for liquidated damages and not as a penalty, and no actual damages need to be proved. Additionally, a party to this agreement required to commence any lawsuit or arbitration to enforce this provision shall be entitled to injunctive relief and its legal fees.

**28. FALSE ALARMS / PERMIT FEES:** Subscriber is responsible for all alarm permits and fees, agrees to file for and maintain any permits required by applicable law and indemnify or reimburse SAFE AND SOUND for any fines relating to permits or false alarms. SAFE AND SOUND shall have no liability for permit fees, false alarms, false alarm fines, police or fire response, any damage to personal or real property or personal injury caused by police or fire department response to alarm, whether false alarm or otherwise, or the refusal of the police or fire department to respond. In the event of termination of police or fire response by the municipal police or fire department this agreement shall nevertheless remain in full force and Subscriber shall remain liable for all payments provided for herein. Should SAFE AND SOUND be required by existing or hereafter enacted law to perform any service or furnish any material not specifically covered by the terms of this agreement Subscriber agrees to pay SAFE AND SOUND for such service or material.

**29. SECURITY INTEREST / COLLATERAL:** To secure Subscriber's obligations under this agreement Subscriber grants SAFE AND SOUND a security interest in the security equipment installed by SAFE AND SOUND and SAFE AND SOUND is authorized to file a financing statement.

**30. CREDIT INVESTIGATION:** Subscriber and any guarantor authorize SAFE AND SOUND to conduct credit investigations from time to time to determine Subscriber's and guarantor's credit worthiness.

**31. FULL AGREEMENT / SEVERABILITY:** This agreement along with the Schedule of Equipment and Services constitutes the full understanding of the parties and may not be amended, modified or canceled, except in writing signed by both parties, except SAFE AND SOUND's requirements regarding items of protection provided for in this agreement imposed by Authority Having Jurisdiction. Subscriber acknowledges and represents that Subscriber has not relied on any representation, assertion, guarantee, warranty, collateral agreement or other assurance, except those set forth in this Agreement. Subscriber hereby waives all rights and remedies, at law or in equity, arising, or which may arise, as the result of Subscriber's reliance on such representation, assertion, guarantee, warranty, collateral agreement or other assurance. To the extent this agreement is inconsistent with any other document, agreement, purchase order or understanding between the parties, the terms of this agreement shall govern. Should any provision of this agreement be deemed void, the remaining parts shall not be effected.

**PROPOSITION 65 WARNING: Equipment and packaging may contain components containing chemicals known to The State of California to cause cancer, birth defects or other reproductive harm.**

**Payment Schedule For Project Grand Total:**

**Deposit (Due On Day of Signing): \$10,958.18**

**Phase Payment #1: \$0.00**

**Phase Payment #2: \$0.00**

**Final Payment (Due Upon Completion): \$4,590.58**

## HELP DESK AND TECH SUPPORT AGREEMENT TERMS AND CONDITIONS

### AGREEMENT INCLUDES:

- Help Desk Phone Support

### WHAT IS COVERED:

Safe and Sound Security to provide help desk phone support to customer for alarm, camera, access control, intercom, and data systems. Customer is to call Safe and Sound Security during its regular business hours of 8:00am to 5:00pm Monday through Friday (excluding holidays) at 925-566-8611 to schedule any help desk requests.

**WHAT IS NOT COVERED:** This agreement does not include any on-site services or repairs. This agreement does not cover the repair or replacement of any equipment or materials.

**TERM OF CONTRACT:** This agreement shall continue for the initial term of 60 months unless earlier terminated pursuant to the provision hereof, and shall thereafter automatically renew on an annual basis unless cancelled by either party at least 30 days before the end of the then-current term. Customer agrees to pay the total monthly fee stated by a pre-authorized ACH payment each month.

**CONTRACT TRANSFER:** You can assign your agreement to another person by contacting SAFE AND SOUND SECURITY. SAFE AND SOUND SECURITY shall have the right to transfer or assign this agreement and shall be relieved on any obligations herein upon such assignment.

**CANCELLATION:** You may cancel this agreement via email at [info@getsafeandsound.com](mailto:info@getsafeandsound.com) or by calling 925-566-8611. The effective date of cancellation is the date that Safe and Sound Security receives your request for cancellation. Both parties maintain the right to cancel this agreement at any time in the event of fraud or material misrepresentation by you. If Safe and Sound cancels this agreement, you will be provided with a written notice at least 30 days prior to the cancellation at your last known address, with the effective date for the cancellation and the reason for cancellation. Customer agrees that the charges due under this agreement are based on Customer's agreement to receive and pay for the services during the initial term and any renewal term and that the company has relied upon this agreement and has incurred costs in deciding to enter into this agreement. If customer breaches this agreement during the initial term or renewal term, customer will also pay an amount equal to 100% of the remaining payments owed during the initial term or any renewal term and any related levies, court costs, collection costs, and attorney fees. This termination charge is not a penalty; it is a charge to compensate company for customer's failure to maintain services for the initial term or renewal term. All amounts are due immediately without presentment, demand, protest or further notice, all of which customer expressly waives.

Customer acknowledges receiving and reading this agreements terms and conditions. Customer agrees to terms and conditions stating in this agreement.

Purchase Order Required:  
PO Number(If no, enter "N/A"):

AP Contact Name:

Phone - Direct:

Email:

Title:

SUBSCRIBER ACKNOWLEDGES RECEIVING A FULLY EXECUTED COPY OF THIS AGREEMENT AND SCHEDULE OF EQUIPMENT AND SERVICES AT TIME OF EXECUTION .

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Rachel Mason

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Date Signed



## Board Report

### Wellness Center Administrator Report- December 2023

#### Community Health & Wellness Center:

- Programming calendar for 2024 is being outlined, taking into account the successes from last year and how to build in additional disease prevention programs from the Catalyst Report.
- Planning is underway for our second Diabetes Prevention Program (DPP) group to start in February. Topic of Novembers Wellness Wednesday “Sweet Success” was diabetes awareness and a panel discussion with our current participants. During the event we had 4 people sign up for the February group, other attendees were interested but did not qualify and have been plugged into other Center programming.
- An appreciation lunch was held on December 8 in honor of all our partner organizations and individuals who have provided programming and services for the Center. We had 40 people RSVP and close to 30 in attendance. Everyone was very grateful for the acknowledgement.
- This year completes our first full year of programming, we will see over 11,000 visits to the Center as well as 1,160 events being held.

<b>Wellness Center Events 2023</b>	<b>JAN</b>	<b>FEB</b>	<b>MAR</b>	<b>APRIL</b>	<b>MAY</b>	<b>JUNE</b>	<b>JULY</b>	<b>AUG</b>	<b>SEPT</b>	<b>OCT</b>
Mental Health First Aid	13		9	19	13	15	20		19	17
CCHW	14		21	21	13	13	12	19	18	17
Wellness Wednesday- Health Screening, workshop, resources	28	8	9	7	17	36	25	25	300	2
Cultivate Health Workshops	10	2	14	9	2	2	9	9		4
DPP / Lifestyle Change Program				17	63	55	60	56	40	25
Partner Health & Wellness activities	107	13 8	223	298	234	204	205	180	142	183
Support Groups	53	73	55	63	92	83	72	93	64	87
Michelle’s Place office hours	32	43	74	32	51	50	41	55	51	53
Yoga	232	23 3	302	257	269	261	217	236	276	256
Foundation for Senior Care- Fix It Fridays/Computer Classes	24	61	20	10	10	11	15	16	15	10
Blood Drive with San Diego Blood Bank	24		24		19			25		14
COVID-19 PCR Testing	29	17								
Club/ Organizational meetings	181	20 3	205	179	136	195	83	260	172	239
Youth Activity					9	63	60	19		2
Tours/Chamber Activities	7	3	7	3	11	4	6	3	38	4
<b>Total Wellness Center Visits (approximate)</b>	<b>754</b>	<b>78 1</b>	<b>963</b>	<b>915</b>	<b>939</b>	<b>992</b>	<b>825</b>	<b>996</b>	<b>113 5</b>	<b>913</b>
Rental Events Visits- Private or class	105	0	0	8	5	0	0	0	0	0

<b>Number of Events 2023</b>	<b>JAN</b>	<b>FEB</b>	<b>MAR</b>	<b>APR</b>	<b>MAY</b>	<b>JUNE</b>	<b>JULY</b>	<b>AUG</b>	<b>SEPT</b>	<b>OCT</b>
Private events	9	14	19	17	19	27	19	21	23	23
Public Events	63	76	61	71	87	66	66	73	80	80
<b>Total Events</b>	<b>72</b>	<b>90</b>	<b>80</b>	<b>88</b>	<b>106</b>	<b>93</b>	<b>85</b>	<b>94</b>	<b>103</b>	<b>103</b>
Events held by Grantees	6	27	16	11	16	18	16	13	19	11
Private Health Event/Rental	0	1	1	1	0	0	0	0	0	0

**Flyer Distribution:**

- Printed and digital flyers continue to be distributed as discussed in previous reports.

**Marketing:**

**Press (Village News):**

- Mention of grief support group in article, “Hospice of the Valleys honors the memory of loved ones at Love, Light & Remembrance event”
- Events listed in Community Calendar

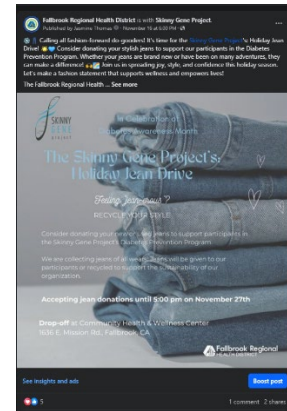
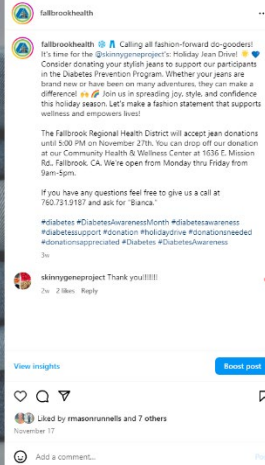
**Email Marketing & Constant Contact Overview:**

<b>EMAIL MARKETING 2023</b>	<b>JAN</b>	<b>FEB</b>	<b>MAR</b>	<b>APR</b>	<b>MAY</b>	<b>JUNE</b>	<b>JULY</b>	<b>AUG</b>	<b>SEPT</b>	<b>NOV</b>
<b>Total Contacts</b>	3883	3943	4013	4034	4067	4,166	4214	4,224	4,304	4,291
<b>New Contacts Added</b>	105	72	108	69	77	100	89	50	139	45
<b>Net New Contacts</b>		41	77	33	60	80	48	10	76	-14
<b>Number of emails sent</b>	6,071	8,077	12,636	17,864	4,626	9,153	14,843	13,387	28,811	18,775
<b>Number of emails opened</b>	2,873	3806	5581	8,659	2148	4,316	6815	6,558	13,185	8,979
<b>Open rate</b>	52%	52%	48%	53%	51%	52%	50%	54%	50%	53%
<b>Open rate over industry average</b>	16%	17%	13%	19%	17%	18%	14%	20%	16%	16%
<b># of Clicks</b>	208	230	203	263	150	338	253	294	482	295
<b>Click rate</b>	4%	3%	4%	3%	7%	8%	4%	4%	4%	3%
<b>Click rate over industry average</b>	1%	0	-3%	-2%	2%	3%	0%	-1%	-1%	-1%

- This marks the first month we had more unsubscribes than newly added emails. This type of correct is bound to happen given the growth we have seen in the list. We take a look at our practices and make sure we are not overcommunicating or sending information that is not relevant.

**Social Media:**

Most popular Instagram and Facebook posts were about the Jean Drive to support the diabetes prevention program.



Social Media Metrics 2023	Jan	Feb	March	Apr	May	June	July	Aug	Sept	Oct	Nov
<b>Total number of posts &amp; Stories (Instagram &amp; Facebook)</b>	42	47	55	57	41	142	192		192		251
<b>Instagram Followers</b>	505	514	527	532	543	565	584	590	605	614	617
<b>Facebook Likes</b>	919	928	935	947	1061	976		997	1K	1012	1022
<b>Facebook Followers</b>						1,094	1109	1120	1132	1147	1159
<b>Post Reach Instagram</b>	11.30%	44.40 %	-5%	3.40%	8.60%	3.7K	5.8K	5.9K	4.3K	1.2K	1.1K
<b>Post Reach Facebook</b>	156.40 %	56.65	26.80 %	29.10 %	111.90 %	1.9K	2.1K	1.9K	2K	1.8K	2.1K
<b>Audience Growth Instagram</b>	2.17%	1.75%	2.66%	2.40%	30%	14 New	38 new	8	19	19	11
<b>Audience Growth Facebook</b>	1.20%	0.97%	1.18%	1.16%	21.40%	12 New	18 new	12	7	7	8
<b>Engagement rate Instagram</b>	51.70%	17.70 %	11.50 %	1.60%	3%	645	656	871	883	697	522
<b>Engagement rate Facebook</b>	500%	-45%	26%	28%	22.20%	316	351	379	394	334	273
<b>Profile Visits Instagram</b>						92	188	57	101	78	36
<b>Profile Visits Facebook</b>						497	647	530	536	548	354
<b>Website Views</b>	34,269	39,906	44,014	32,133	51,579	49,244	45,891	41,680	82,127	75,443	81,183

## CHIEF EXECUTIVE OFFICER'S REPORT - DECEMBER

### Community Health & Wellness Center:

- Facility construction updates
  - HVAC for Bldg A-Room 2 has been completed. An estimate to complete Room 1 has been provided to the Facilities committee and we are awaiting the next step.  
Karn Engineering has begun the survey work to design two ADA compliant ramps that would allow access from Bldg A to Bldg B, and from the main parking area down to the shade structure. After the survey and design work has been completed, we'll seek concrete contractors for the next phase.
  - I am awaiting some feedback from two contractors who reviewed the ADA design needs of Bldg C (the house), as well as the renovation needs for Bldg-B rooms 3-6 and the restrooms in that building.
- The lease agreement with the Communications tower provider was reviewed by Jeff. After some negotiations Public Safety Towers (PST) is reviewing our counter. I'm still waiting for their proposal to take the next Facilities Committee
- I am still waiting for details regarding services and rotation schedule from Gary & Mary West PACE. Will bring these back to Strategic Planning committee once we have a more detailed proposal.

### Community Partnerships:

- Palomar Family Counseling Service has been providing mental health services at the Center! Launching on Oct 3<sup>rd</sup>, we're going to let their team get settled before we schedule a Chamber of Commerce Ribbon Cutting, run press releases in the Newspaper, and hold an open house to see space. We are excited that PFCS has also been able to offer an expanded service because they also have a Spanish speaking intern who will onsite as well.
  - We'll provide some data around their efforts in January, but initially they have already had good responses to their presence.
- We are still outlining a new MOU with the Fallbrook Food Pantry but have created space for their garden plot space outside of Building C- House. This project will be part of their Nutrition to Grow On and Diabetes education programs.

### Community Meetings:

- Was notified on 12.7 that I have been chosen to be a Board Member for ACHD – the term will start in January. This should provide us the opportunity to be front and center in the awareness of how other District's in the state are operating and how we can better leverage state leaders for Center funding and or legislation.

### Administrative Projects:

- FY22.23 Annual Report is complete and posted to our website.
- Still in progress – our Updated FRHD District Polic Manual: this project will ensure that our policies are current and in line with our actual operations and not referenced back to the hospital. This will

also include policies for employees driving or District vehicles, email and social media policies, and several other policies that get us in compliance with many HR best practices.

- Still in progress for the FY24.25: Ongoing grant protocols and procedures – process will move to committees for expanded conversation:
    - Grant to revenue proportion – Finance Committee
    - Expectations of service provision – Strategic Planning
    - Moving regular partnered programming from grants to MOUs – Strategic Planning
- I anticipate much of this topic will be discussed at our Jan. 13<sup>th</sup> Strategic Planning Workshop.

## Fallbrook Regional Health District

### RECORDS RETENTION DESTRUCTION LIST | 2023

OPEN - CLOSE YEARS	RECORD SERIES DESCRIPTION	DISPOSAL	SHRED YEAR
1952-1974	Fallbrook Planning Group	Toss	2023
2014-2016	Pun & Mc Geady Subpoena & Depositions	Shred	2017
2012	Work Comp. Linda Bannerman	Shred	2019
2015	General Correspondence	Shred	2017
2021	Community Health Contracts Check delivery list	Shred	2023
2013	Prostate Specific Antigen	Shred	2023
2001-2013	LAIF ( Board Financials)	Shred	2023
2015-2016	Agreement Fire Systems	Shred	2022
1981	Agreement Equipment Blu Cross	Shred	1987

**4217 ENERGY SERVICES MASTER AGREEMENT**

by and between

Fallbrook Regional Health District

and

SitelogIQ, Inc

1651 Response Road, Suite 300

Sacramento, California 95815

CA Contractor License #: 1054171

December 13, 2023

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Exhibit G	Notice to Proceed

## **ENERGY SERVICES AGREEMENT**

This ENERGY SERVICES AGREEMENT ("Agreement"), dated as of December 13, 2023, ("Effective Date"), is by and between Fallbrook Regional Health District, a District organized and existing under the laws of the State of California ("District") and SitelogIQ, Inc, a Delaware corporation ("Contractor") (each a "Party" and collectively, the "Parties").

### **RECITALS**

WHEREAS, District wishes to reduce energy consumption and operational expenses through the installation of energy conservation and energy generation technologies;

WHEREAS, California Government Code § 4217.10 et seq. authorizes Districts to enter into agreements, contracts and related documents with private sector entities for developing energy generation and conservation projects upon District's finding that the anticipated costs for such services provided under this Agreement, together with any financing costs, will be less than the anticipated marginal energy costs to District;

WHEREAS, District has assigned specific areas on District properties (each one, a "Site") on which the energy generation and conservation measures (each one, a "System") will be constructed;

WHEREAS, District wants to engage Contractor, and Contractor desires to provide the design, procurement, and installation of the Systems at each Site all in accordance with the terms and conditions set forth in this Agreement;

WHEREAS, Contractor is a full-service energy services company with the technical capabilities to provide services to the District, including, but not limited to, energy and energy system auditing, engineering, design, procurement, construction management, installation, construction, financing, training, monitoring and verification, maintenance, operation, and repair;

WHEREAS, District may issue additional work orders from time to time to complete such energy or related projects as long as the project meets the requirements of California Government Code 4217.10 et seq. and does not exceed the Contract Price; and

WHEREAS, District's Governing Board, after holding a hearing at a regularly scheduled public hearing and after having provided two weeks advanced notice of such hearing, made all findings requires by Government Code section § 4217.12 for the District to enter into this Agreement;

NOW THEREFORE, in consideration of the mutual promises set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

## **AGREEMENT**

### 1. DEFINITIONS.

Unless otherwise required by the context in which any term appears: (a) capitalized terms used in this Agreement shall have the respective meanings set forth in Exhibit A; (b) the singular shall include the plural and vice versa; (c) the word "including" shall mean "including, without limitation," (d) references to "Sections" and "Exhibits" shall be to sections and exhibits of this Agreement; (e) the words "herein", "hereof" and "hereunder" shall refer to this Agreement as a whole and not to any particular section or subsection; and (f) references to this Agreement shall include a reference to all attached Exhibits, as the same may be amended, modified, supplemented or replaced from time to time.

### 2. CONTRACTOR CERTIFICATIONS

This Agreement includes the following contractor certifications, the forms of which are attached in Exhibit B, which must be completed by Contractor prior to commencement of the work on the Systems:

- 2.1. Drug-Free Workplace/Tobacco-Free Environment Certification (Exhibit B-1)
- 2.2. Asbestos & Other Hazardous Materials Certification (Exhibit B-2)
- 2.3. Iran Contracting Act Certification (Exhibit B-3)
- 2.4. Workers Compensation Certificate (Exhibit B-4)
- 2.5. Prevailing Wage Certification (Exhibit B-5)
- 2.6. Payment Bond (Exhibit B-6)
- 2.7. Performance Bond (Exhibit B-7)
- 2.8. Non-Collusion Declaration (Exhibit B-8)

### 3. GENERAL

#### 3.1. Scope of Work

- a. Contractor shall furnish to District energy efficiency upgrades and the engineering, design, procurement, construction management, installation, construction, monitoring, and commissioning of energy generation systems installed at various sites (collectively, the upgrades and Systems shall be referred to as the "Project").
- b. Operations and maintenance are not a part of this Agreement. District shall enter into a separate contract for operations and maintenance with Contractor prior to Substantial Completion of the Work.
- c. Project will be executed by individual Work Orders, detailed in Exhibit C ("Work").
- d. Work shall be performed in accordance with this Agreement and Exhibits attached hereto.

- e. If applicable, construction work shall not commence at the Site prior to DSA approval of the Project plans.

3.2. Contract Price

- a. Contract Price. Subject to adjustments and/or the issuance of additional of Work Orders as set forth in this Agreement, Contractor agrees to perform the Work for the price as defined in each Work Order ("Work Order Price") as detailed in Exhibit C. The total value of this Agreement is the summation of the Work Order Prices ("Contract Price").
  - (i) Payment of each Work Order Price shall be made in compliance with the process described in Exhibit C.

3.3. Protective Measures

- a. Contractor shall be responsible for all injury or damage to individuals or property that may occur as a result of its fault or negligence, or that of its Subcontractors, in connection with the performance of the Work.
- b. Contractor shall take all reasonably necessary precautions for the safety of its employees and any and all other individuals present on the Site where the System is located and prevent accidents or injury to individuals on, about, or adjacent to the premises where the Work is being performed.
- c. Contractor shall keep the relevant part of the Site where the System is located and surrounding areas free from accumulation of waste materials or rubbish caused by the Work, and at the end of each Day that the Contractor performs the Work, Contractor shall remove any debris, store such debris in containers at its sole expense, and leave the Site in a clean and orderly condition. Upon Final Completion, Contractor shall remove from the relevant part of the Site where the System is located all waste materials, rubbish, debris, debris containers, tools, Equipment, machinery and surplus materials from the Site and leave the Site in a clean and orderly condition.

3.4. Prevailing Wage

- a. California Labor Code. Contractor shall comply with all applicable provisions of the California Labor Code, Division 2, Part 7, Chapter 1, Articles 1-5, including (without limitation) the payment of the general prevailing per diem wage rates for public work projects as required by law. In addition, Contractor and each Subcontractor shall comply with Chapter 1 of Division 2, Part 7 of the California Labor Code, commencing with Section 1720, and including Sections 1735, 1777.5 and 1777.6 forbidding discrimination, and Sections 1776, 1777.5 and 1777.6 concerning the employment of apprentices by Contractor or Subcontractor.
- b. Davis-Bacon Act. If Work under this Agreement is financed partially with federal funds, to the extent required by such financing, Contractor shall also comply with all applicable provisions of the Davis-Bacon Act (40 U.S.C. 3141-48). Specifically, those provisions found at Title 29 CFR 5.5 requiring Contractor to pay the laborers

and mechanics employed on the Project, on a weekly basis, no less than the wages and benefits that are prevailing in the area as determined by the Secretary of Labor.

- c. Certified Payroll Records. This Project is subject to the requirements of Subchapter 4.5 of Chapter 8 of Title 8 of the California Code of Regulations. Contractor and all subcontractors must furnish certified payroll records to the Department of Industrial Relations' Compliance Monitoring Unit at least monthly, or within 10 days of any separate request by the Compliance Monitoring Unit, in the manner required by the Compliance Monitoring Unit.
- d. Payment Withholding. Pursuant to 8 CCR 16463(e), the District may withhold contract payments when payroll records are delinquent or inadequate or as required by the Labor Commissioner. The amount withheld shall be limited to those payments due or estimated to be due to the Contractor or Subcontractor whose payroll records are delinquent or inadequate, plus any additional amount that the Labor Commissioner has reasonable cause to believe may be needed to cover a back wage and penalty assessment against the Contractor or Subcontractor whose payroll records are delinquent or inadequate; provided that the Contractor shall be required in turn to cease all payments to a Subcontractor whose payroll records are delinquent or inadequate until the Labor Commissioner provides notice that the Subcontractor has cured the delinquency or deficiency.
- e. Site Access. Contractor shall provide site access to Department of Industrial Relations personnel upon request.
- f. Prevailing Wage Notice. On each job site that is subject to compliance monitoring and enforcement by the Department of Industrial Relations, the Contractor shall post at appropriate, conspicuous, weatherproof points at the site the Notice of Projects Subject to Requirements of Subchapter provided in Title 8, section 16451(d) of the California Code of Regulations.
- g. Prevailing Rate Penalty. Contractor shall, as a penalty, forfeit not less than Two Hundred Dollars (\$200.00) to the District for each calendar day or portion thereof, for each worker paid less than the prevailing rates as determined by the Director of the Department of Industrial Relations for such work or craft in which such worker is employed for the Work by the Contractor or by any Subcontractor, of any tier, in connection with the Work. Pursuant to California Labor Code §1775, the difference between prevailing wage rates and the amount paid to each worker each calendar day, or portion thereof, for which each worker paid less than the prevailing wage rate, shall be paid to each worker by Contractor.

### 3.5. Unanticipated Conditions

Contractor will conduct a full and complete visual inspection of each Site, including (a) the readily apparent surface conditions of any areas where a System will be installed in or on the ground, including areas where utilities are located such as manhole covers, pull boxes, marked underground service areas, etc., (b) all staging, storage, delivery, and other areas necessary to perform the Work, (c) ingress to and egress from each Site for all supplies, personnel and Equipment, and (d) all as-built drawings, Site layout, easement and other documentation provided by District to Contractor as set forth in Exhibit C and Exhibit G. Upon request, Contractor will provide documentation

associated with the inspection to District, including all findings. If any conditions exist, arise, or are discovered at the Sites that differ materially from: (i) the information contained in the documents referenced in Exhibit C and Exhibit G, (ii) the assumption that the soils at the Sites have an allowable vertical bearing pressure of 2,000 psf and a lateral bearing pressure of 300 psf/ft below natural grade, or (iii) those conditions that Contractor discovered or should have reasonably discovered based on the inspections set forth in the first sentence of this Section 2.4, including without limitation, conditions related to Hazardous Materials or archeological findings, soils conditions, or subsurface obstructions of which Contractor was not aware on the date of this Agreement or could not reasonably be expected to anticipate based on the inspection described above, and such conditions involve the incurrence by Contractor of any material expenses to correct or accommodate such conditions (hereinafter, "Unanticipated Condition"), Contractor shall submit a request for approval of a Change Order and payment of the related expenses to District. District and Contractor may mutually agree to reduce portions of the Work to offset the Change Order request to comply with District budget limits.

3.6. Labor

Contractor shall be responsible for all Contractor labor-related delays or disruption of the progress of the Work that result from Contractor's acts or omissions. Contractor shall promptly take any and all reasonable steps that may be available in connection with the resolution of violations of collective bargaining agreements or labor jurisdictional disputes. Contractor shall advise District promptly in writing of any actual or threatened labor dispute of which Contractor has knowledge that might materially affect the performance of the Work by Contractor or by any of its Subcontractors. Contractor shall not be responsible for labor disputes, including union related strikes, walkouts, and lockouts outside of Contractor's control.

3.7. Insurance

- a. Contractor and District, at their own expense, shall procure or cause to be procured and maintain or cause to be maintained in full force and effect at all times commencing no later than commencement of the Work at the Site and until Final Completion, all insurance coverage specified in Exhibit E.
- b. District and any lenders to the District shall be added as additional insureds under the commercial general liability, automobile liability and umbrella/excess liability insurance procured and maintained by Contractor in connection with the Work. Contractor shall not add District or any lender as additional insureds under its worker's compensation insurance policy.
- c. Each Party shall furnish current certificates indicating that the insurance required under this Agreement is being maintained. Each Party's certificate shall contain a provision whereby the insurer agrees to give the other Party thirty (30) days (or ten (10) days in the event of failure to pay premiums) written notice before the insurance is cancelled.

3.8. Performance of the Work

- a. Contractor shall supervise and direct the Work, using Contractor's best skill and attention. Contractor shall be solely responsible for all methods, techniques,

sequences and procedures, and shall coordinate all portions of the Work. District will deal only through Contractor, who shall be responsible for the proper execution of the entire Work. In performing any professional services, Contractor shall perform such services with the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time in the same locality.

- b. Contractor agrees to use and agrees that it shall require each of its Subcontractors to use, only personnel who are qualified and properly trained and who possess every license, permit, registration, certificate or other approval required by Applicable Law or any Governmental Authority to enable such Persons to perform their Work involving any part of Contractor's obligations under this Agreement.
- c. Contractor agrees that all materials and Equipment to be supplied or used by Contractor or its Subcontractors in the performance of its obligations under this Agreement shall be new (if being incorporated into the System) or in good operating condition (if not being incorporated into the System) and fit for the use(s) for which they are employed by Contractor or its Subcontractors. Such materials and Equipment shall at all times be maintained, inspected and operated pursuant to Industry Standards and as required by Applicable Law. Contractor further agrees that all licenses, permits, registrations and certificates or other approvals required by Applicable Law or any Governmental Authority will be procured and maintained for such materials and Equipment at all times during the use of the same by Contractor or its Subcontractors in the performance of any of Contractor's obligations under this Agreement.

3.9. Hazardous Materials

- a. Contractor hereby specifically agrees to indemnify, defend and hold District, their present and future Board members, administrators, employees, agents, representatives, successors and assigns harmless from and against any and all losses, liabilities, claims, demands, damages, causes of action, fines, penalties, costs and expenses (including, but not limited to, all reasonable consulting, engineering, attorneys' or other professional fees) up to the amount referenced in Section 7.4(b) of this Agreement, that they may incur or suffer by reason of:
  - (i) any release of a Hazardous Material brought on to the Site by Contractor; and
  - (ii) any disturbance or release of pre-existing Hazardous Materials caused by Contractor's sole negligence, provided the District made Contractor aware of such pre-existing Hazardous Materials; and
  - (iii) Any enforcement or compliance proceeding commenced by or in the name of any Governmental Authority because of an alleged, threatened or actual violation of any Applicable Law by Contractor.
- b. District hereby specifically agrees to indemnify, defend and hold Contractor, its present and future direct or indirect parents, subsidiaries, affiliates, divisions, and their respective directors, officers, employees, shareholders, agents, representatives, successors and assigns harmless from and against any and all



losses, liabilities, claims, demands, damages, causes of action, fines, penalties, costs and expenses (including, but not limited to, all reasonable consulting, engineering, attorneys' or other professional fees), that they may incur or suffer by reason of:

- (i) any release of a Hazardous Material brought on to the Site by District, District Representative, or District's contractors on other projects;
- (ii) any pre-existing Hazardous Material that through District's negligence, are released or distributed at the Site, with the exception of pre-existing Hazardous Material released or disturbed at the Site through Contractor's negligence;
- (iii) any enforcement or compliance proceeding commenced by or in the name of any Governmental Authority because of an alleged, threatened or actual violation of any Applicable Law by District or District Representative; and
- (iv) any action reasonably necessary to abate, remediate or prevent a violation or threatened violation of any Applicable Law by District or District Representative.

3.10. Suspension of the Work

- a. If Contractor does not receive payment of any undisputed invoices submitted in accordance with Section 4.2, Contractor shall have the right, upon not less than fifteen (15) days written notice, to suspend the Work under this Agreement. Contractor shall be entitled to compensation for all undisputed amounts under this Agreement. If District issues full payment of the undisputed invoice within fifteen (15) days of written notice of intention to suspend, the notice of intention to suspend shall have no further force or effect and Contractor shall continue to perform the services hereunder as if the notice of intention to suspend had not been given. In the event of any such suspension, Contractor shall be entitled to request (i) an extension of the deadlines of this Agreement for the same period of the suspension, and (ii) the reimbursement of the additional costs and expenses, if any, reasonably incurred and substantiated by Contractor (provided Contractor undertakes reasonable efforts to mitigate such costs and expenses) in protecting, securing or insuring the Work, the delay resulting from such suspension, and in resumption of the Work. If a suspension of the Work under this Section 3.10(a) continues for more than two (2) months, Contractor shall be entitled to, at its sole discretion, terminate this Agreement.
- b. District may suspend the Work temporarily at its discretion. In the event of any such suspension, Contractor shall be entitled to request (i) an extension of the deadlines of this Agreement for the same period of the suspension, and (ii) the reimbursement of the additional costs and expenses, if any, reasonably incurred and substantiated by Contractor (provided Contractor undertakes reasonable efforts to mitigate such costs and expenses) in protecting, securing or insuring the Work, the delay resulting from such suspension, and in resumption of the Work. If a suspension of the Work under this Section 3.10(b) continues for more than six (6) months, Contractor shall be entitled, at its sole discretion, to terminate this Agreement.

- c. After the resumption of the performance of the Work, Contractor shall, after due notice to District, examine the Work affected by the suspension. Contractor shall make good any defect, deterioration or loss of the construction or the Work affected that may have occurred during the suspension period. Costs properly incurred by Contractor (including but not limited to demobilization and mobilization costs, insurance fees, and repair cost) shall be added to the Work Order Price, so long as the suspension did not arise due to any sole act, omission, or default on the part of Contractor.

3.11. Taxes

The Work Order Price includes (and Contractor assumes exclusive liability for and shall pay before delinquency) all federal, state or local sales, use, value added, excise and other taxes, charges or contributions imposed on, or with respect to all Equipment and Contractor's services contemplated by this Agreement, provided that District shall pay and have exclusive liability with respect to any taxes payable with respect to District's income. Contractor shall hold harmless, indemnify and defend District, together with any and all its governing board, administrators, agents and employees from any liability, penalty, interest and expense by reason of Contractor's failure to pay such taxes, charges or contributions. Contractor and District shall cooperate with each other to minimize the tax liability of both Parties to the extent legally permissible.

3.12. Liens

Contractor warrants good title, free and clear of all liens, claims, charges, security interests, and encumbrances whatsoever, to all Equipment and other items furnished by it or any of its Subcontractors that become part of the System to the extent payment therefore has been received by Contractor from District.

3.13. Compliance with Applicable Laws

- a. Contractor specifically agrees that it shall at all times fully comply with Applicable Laws and that it shall perform the Work in accordance with the Applicable Laws. Notwithstanding the foregoing, Contractor's responsibility for any environmental liabilities shall be governed by Section 3.9.
- b. District specifically agrees that in the performance of its obligations under this Agreement it shall at all times fully comply with Applicable Laws.

3.14. Environmental Attributes, Incentives, and Energy Credits

- a. Contractor acknowledges that District shall retain all rights and interests to the performance based incentive payments made under the California Solar Initiative.
- b. District acknowledges that Contractor shall own, and may assign or sell in its sole discretion, all rights, title, and interest associated with or resulting from the development, construction, installation and ownership of the System or the production, sale, purchase or use of the energy output including, without limitation:

- (i) All Environmental Incentives arising from the Environmental Attributes associated with the System;
  - (ii) The reporting rights and exclusive rights to claim that: (i) the energy output was generated by the System (except as stated in paragraph (a)), (ii) Contractor is responsible for the reductions in emissions of pollution and greenhouse gases resulting from the System, (iii) Contractor is entitled to all credits, certificates, registrations, etc., evidencing or representing any of the foregoing;
  - (iii) All carbon reduction tonnage as defined under the Climate Action Reserve or similar definition as enacted by the State of California or the U.S. Federal Government (“Carbon Credits”);
  - (iv) All “renewable energy credits” (as such term is defined in Section 399.12(h)(2) of the California Public Utilities Code);
  - (v) All Environmental Incentives hereafter enacted into law, whether under federal, state or local law, arising from the Environmental Attributes of the System or the energy output or production, sale, purchase, consumption or use of the energy output from the System, expressly excluding, however, any future Environmental Incentives that are or may be dependent on ownership of the System for federal tax purposes.
- c. The Carbon Credits, renewable energy credits, grants and future Environmental Incentives as described herein shall be referred to collectively as “Energy Credits”. The Contractor may assign, sell, transfer or otherwise convey all or any part of its right, title, and interest in and to the Energy Credits from time to time as it may determine to be in its best interest. District shall take such steps as Contractor shall reasonably request to confirm Contractor's ownership of Energy Credits as herein provided and shall cooperate with Contractor, to the extent Contractor reasonably requests and at Contractor's expense, in the sale or other disposition of Energy Credits.
- d. District recognizes that Contractor shall be the designer under this project may be eligible for a tax deduction for energy efficient commercial buildings under §179D of the Internal Revenue Code. District shall cooperate with Contractor in completing the paperwork and certifications necessary to allow Contractor to claim any §179D or other energy efficient commercial buildings tax deduction.

### 3.15. Independent Contractor

Contractor acts hereunder as an independent contractor and not as an agent or employee of the District. The Contractor shall not represent or otherwise hold out itself or any of its directors, officers, partners, employees, or agents to be an agent or employee of the District. Contractor understands and agrees that Contractor and all of Contractor's employees shall not be considered officers, employees, agents, partner, or joint venture of District, and are not entitled to benefits of any kind or nature normally provided employees of District and/or to which District's employees are normally entitled, including, but not limited to, State Unemployment Compensation or Worker's Compensation. Contractor shall assume full responsibility for

payment of all federal, state and local taxes or contributions, including unemployment insurance, social security and income taxes with respect to Contractor's employees.

3.16. Subcontractors

To the extent required by law, Contractor shall be responsible for the acts and omissions of Subcontractors. Contractor shall be responsible for performance of all the Work, whether performed by Contractor or, to the extent required by law, its Subcontractors. District shall not undertake any obligation to pay or to be responsible for the payment of any sums to any Subcontractor. The District shall have no responsibility for settling Subcontractor claims or disputes.

3.17. Performance & Payment Bonds

See individual Work Orders in Exhibit C for bonding requirements. Bonds shall be provided in substantially similar form to Exhibits B-6 and B-7.

3.18. Title; Risk of Loss

- a. From Effective Date and until the date of Substantial Completion for the Work subject to the applicable Work Order, and subject to Sections 3.18(b) and 3.18(c), Contractor assumes risk of loss and full responsibility for the cost of replacing or repairing any damage to the System and all damages to and defects in materials, Equipment, supplies and maintenance equipment (including temporary materials, equipment and supplies) that are purchased by Contractor for permanent installation in or for use during construction of the System.
- b. Unless changed by separate or subsequent agreement, District shall bear the risk of loss and full responsibility with respect of the System from and after the date of Substantial Completion of the Work subject to the Work Order.
- c. Notwithstanding anything herein to the contrary, and except as set forth in a separate or subsequent agreement, the District shall bear the risk of loss and full responsibility for the cost of replacing or repairing any damage to that portion of the System applicable to the Work Order and all materials, Equipment, supplies and maintenance equipment (including temporary materials, equipment and supplies) that are purchased by Contractor or District for permanent installation in or for use during construction of the System to the extent caused by the negligent, grossly negligent or willful acts of District or its agents, employees or representatives.
- d. Title to all materials, Equipment, supplies and maintenance equipment required by this Agreement, to be purchased by Contractor for permanent installation as part of the System or for use by District in the operation of that portion of the System subject to the particular Work Order shall pass to the District upon the achievement of Substantial Completion of the Work required by that Work Order.

4. PRICE AND PAYMENT

4.1. Contract Price

- a. The Work Order Price is firm and fixed and includes all expenses to be incurred by Contractor including, but not limited to, Equipment and materials, erection, commissioning, inclusive of cost of travel and lodging expenses, Applicable Permits (other than the District Permits) and taxes, related to Contractor's performance of its obligations under this Agreement.
- b. Any Changes to the System or Work above and beyond code requirements and Industry Standards requested by the District shall be resolved through a Change Order to this Agreement.
- c. Any additional Work not otherwise specified in Exhibit C shall be resolved through a Change Order to this Agreement. Contractor shall not begin any additional Work until execution of the Change Order. Contractor shall not be held liable for any costs associated with delays resulting from District's failure to execute a Change Order required by this Section 4.1(c).
- d. District and Contractor may mutually agree to reduce portions of the Work to offset the Change Order request to comply with District budget limits.
- e. The Work Order Price shall only be changed by Change Order approved by Contractor and District.
- f. When a Change Order is proposed, the Contractor shall furnish a breakdown of actual costs, itemized by materials, labor, subcontract work, taxes, overhead and profit. Subcontract work shall also be itemized.

#### 4.2. Payment

- a. Cost Breakdown: Prior to submitting Contractor's first request for payment, the Contractor shall prepare and submit to the District a cost breakdown (schedule of values) showing the major work items for each trade or operation required in construction of the Project. The work items shall be sufficiently detailed to enable the District to accurately evaluate the completion percentages requested by the Contractor. The cost for each work item shall include overhead and profit. The total of all work item costs shall equal the amount of the Agreement.
- b. Scope of Payment: Payment to the Contractor at the unit price or other price fixed in the Agreement for performing the work required under any item or at the lump sum price fixed in the Agreement for performing all the work required under the Agreement, shall be full compensation for furnishing all labor, materials, equipment and tools necessary to the work, and for performing and completing, in accordance with the specifications, all work required under the item or under the Agreement, and for all expense incurred by the Contractor for any purpose in connection with the performance and completion of the work.
- c. Progress Payments: The Contractor will, on or about the last day of each month, make an estimate of the value of the work completed by Contractor in the performance of the Agreement. These estimates shall be subject to the review and approval of the District. The first such estimate will be of the value of the work completed after the Contractor commenced the performance of the Agreement, and every subsequent estimate, except the final estimate, will be of the value of the

work completed since the immediately preceding estimate. Such estimates will be based on labor, materials and equipment incorporated into the work, and items of materials and equipment delivered to the Project. The Contractor shall be responsible for the security and protection of such materials and equipment delivered to the Project and not incorporated in the work. Within thirty (30) calendar days after the approval of each estimate for progress payment, the District will pay to the Contractor an amount equal to ninety five (95) percent of the approved estimate. Payments may at any time be withheld if in the judgment of the District the work is not proceeding in accordance with the Agreement, the Contractor is not complying with the requirements of the Agreement, stop notices have been timely filed, the estimate contains an error, or the District has incurred costs or requests reasonable financial assurances regarding defective work by the Contractor. The District shall pay interest on all progress payments not made within thirty (30) days at the rate specified in California Public Contract Code section 20104.50.

- d. Final Payment: Within thirty (30) days after all required work is fully completed in accordance with the Agreement, the Contractor shall submit a final invoice for the total value of the work completed in accordance with the Agreement, which shall be subject to review and approval by the District. As required by law, District shall pay Contractor the unpaid balance of the Agreement price of the work, or the whole Agreement price of the work if no progress payment has been made, determined in accordance with the terms of the Agreement, less such sums as may be lawfully retained under any provision of the Agreement, including, but not limited to, amounts retained for damages, for stop notices, for third-party claims for which the Contractor is required to indemnify the District, for defective work and costs incurred by the District in connection therewith, or for other such claims and damages attributable to the Contractor ("Final Payment"). Prior progress estimates and payments are subject to correction in the Final Payment. Tender of the Final Payment shall constitute denial by the District of any unresolved claim. Contractor's acceptance of the Final Payment shall operate as a full and final release to the District and its agents from any and all unasserted claims Contractor has, or may have, related to this Agreement. District shall make Final Payment to SitelogIQ within thirty-five (35) days of receipt of Contractor's final invoice. The District shall pay interest on the Final Payment if it is not made within thirty-five (35) days at the rate specified in California Public Contract Code section 20104.50.
- e. Payments Do Not Imply Acceptance of Work: The granting of any progress payment or payments by the District or the receipt thereof by the Contractor shall not constitute acceptance of the work or of any portion thereof, and shall in no way lessen the liability of the Contractor to replace unsatisfactory work or material, whether or not the unsatisfactory character of such work or material was apparent or detected at the time such payment was made.
- f. Retention of Sums Charged Against Contractor: It is mutually understood and agreed that when under any provision of this Agreement the District shall charge any sums of money against the Contractor, the amount of such charge shall be deducted and retained by the District from the amount of the next succeeding progress estimate, or from any other monies due or that may become due the Contractor on account of the Agreement. If on completion or termination of the Agreement such monies due the Contractor are found insufficient to cover the

District's charges against the Contractor, the District shall have the right to recover the balance from the Contractor or the Contractor's sureties.

- g. Release: The Contractor and each assignee under an assignment in effect at the time of Final Payment shall, if required by the District, execute and deliver at the time of Final Payment and as a condition precedent to Final Payment, a release in form and substance satisfactory to and containing such exemptions as may be found appropriate by the District, discharging the District, its officers, agents and employees of and from liabilities, obligations and claims arising under this Agreement.
- h. Payment to Sub-contractors and Suppliers: The Contractor shall pay each sub-contractor and supplier promptly on receipt of each progress payment from the District for the materials, labor and equipment delivered to the site or incorporated in the work by each sub-contractor during the period for which the progress payment is made, less any retention as provided above.
- i. Stop Notice Costs: The District reserves the right to charge the Contractor or surety, or to withhold from release of retention, all costs incurred by the District, including attorney's fees, for processing and defending stop notice claims
- j. Contractor shall be entitled to, an increase in the Contract Price where the cost to Contractor for any labor, raw-material or component (including without limitation, solar panels, tracking equipment, inverters, lighting and mechanical system components or any other equipment or materials necessary to complete the work required by this Agreement) increases after the date of this Agreement. Such increase may be determined by the relative index for such labor, equipment, or material component including but limited to Consumer Price Index, The Steel Index, Commodity Indexes, etc. Contractor shall be entitled to an equitable adjustment in time and money for any costs that it incurs directly or indirectly that arise out of or relate to changes in taxes, tariffs, or similar charges due to such changes including, without limitation, escalation, delay damages, costs to re-procure, costs to change suppliers, costs of manufactured equipment or system components, or other costs of any kind resulting from the changes.

## 5. COMMENCEMENT & COMPLETION

### 5.1. Commencement and Substantial Completion

- a. Contractor shall perform the Work as soon as practicable following the receipt of Notice To Proceed payment and receipt of Site title reports and as-built drawings from the District.
- b. The Contractor shall achieve Substantial Completion as set forth in Work Order. Contractor may claim a justified extension of the Substantial Completion Date if it is or will be delayed in completing the Work for one or more of the following causes:
  - (i) Unanticipated Conditions which directly affect the Project Milestones;
  - (ii) Changes in the design, scope, or schedule of the Project required by the District;

- (iii) Breach of this Agreement by District;
  - (iv) Suspension of the Work pursuant to Section 3.10; or
  - (v) Force Majeure Event.
- c. The following are conditions precedent to Substantial Completion:
  - (i) the System is mechanically, electrically, and structurally constructed in accordance with the requirements of this Agreement, the Work and Industry Standards, except for non-critical punchlist items that do not affect operations;
  - (ii) the electrical infrastructure and the grid connection for the System is mechanically, electrically and functionally complete and capable of interconnection with the local utility;
  - (iii) District and Contractor shall have agreed on the punchlist items. For clarity purposes, the punchlist shall include final as-built drawings, operation and maintenance manuals, operation and maintenance training, permission to operate by local utility, Performance Test, and final lien waivers; and
  - (iv) all necessary documents have been submitted to the local public utility and all Work has been completed to the extent necessary for the local utility to issue a permission to operate.
- d. When Contractor believes it has achieved Substantial Completion, Contractor shall provide notice to District containing sufficient detail to enable District to determine that Contractor has complied fully with the requirements of Section 5.1(c). Within five (5) Business Days after receipt of such notice, District shall either issue to Contractor the Certificate of Substantial Completion in a form similar to Exhibit F, or, if reasonable cause exists for doing so, advise Contractor by notice (stating the reasons therefore) that Substantial Completion has not been achieved. In the event District determines that Substantial Completion has not been achieved in accordance with the conditions precedent in Section 5.1(c), Contractor shall promptly take such action or perform such Work as is required to achieve Substantial Completion and shall thereupon issue to District another notice as set forth above. This procedure shall be repeated until such time as District has acknowledged Substantial Completion subject to Section 5.1(f).
- e. All punchlist items shall be completed no later than sixty (60) Business Days after Substantial Completion Date unless otherwise delayed by the local utility. Failure of Contractor to fulfill this obligation shall entitle District to complete the pending works on its own. District shall issue final payment to Contractor minus the cost to complete remaining or incomplete punchlist items.
- f. Any dispute between District and Contractor with respect to the projected achievement of Substantial Completion as contemplated by this Section 5.1(c) shall be resolved in accordance with Section 8.5(b).



5.2. Final Completion.

- a. Final Completion of the System shall be deemed to have occurred only if:
  - (i) all punchlist items contemplated in Section 5.1(c)(iii) have been completed or waived;
  - (ii) all manuals, drawings and other documents expressly required to be delivered by Contractor hereunder have been delivered to District;
  - (iii) on-site operation and maintenance training as required has occurred;
  - (iv) all final lien waivers have been obtained;
  - (v) a Certificate of Final Completion in a form similar to Exhibit F is duly signed by District's Representative and the Contractor's Representative; and
  - (vi) the local utility has provided a permission to operate.
- b. Upon Final Completion, Contractor shall submit to District a Certificate of Final Completion in a form similar to Exhibit F certifying that all of the foregoing conditions have been satisfied. District shall, within five (5) Business Days after the receipt by District of such written certificate, shall execute an acknowledgment of such certificate if Contractor has achieved Final Completion or provide written notice of Contractor's failure to achieve Final Completion. Contractor shall promptly take such action or perform such Work as is required to achieve Final Completion and shall thereupon issue to District another notice as set forth above. This procedure shall be repeated until such time as District has acknowledged Final Completion subject to Section 5.2(c).
- c. Payment of retention from the Agreement, less any sums withheld pursuant to the terms of this Agreement or applicable law, shall not be made to the Contractor sooner than thirty-five (35) calendar days after the date the District acknowledges Final Completion.
- d. Any dispute between District and Contractor with respect to the projected achievement of Final Completion as contemplated by this Section 5.2(a) shall be resolved in accordance with Section 8.5(b).

5.3. Inspection.

All Work performed by Contractor and all Equipment shall be subject to inspection by District, but such right of inspection of the Work or Equipment shall not relieve Contractor of responsibility for the proper performance of the Work or Equipment to the extent provided under this Agreement. Contractor shall provide to District or District's designee access to Contractor's facility or facilities where the Work is being performed during business hours, and subject to compliance with Site safety rules and policies. District shall ensure that the inspections do not affect the normal performance of this Agreement unless Work is not in compliance with this Agreement.

6. REPRESENTATIONS & WARRANTIES

6.1. Representations and Warranties of Contractor.

Contractor represents and warrants to District that:

- a. Contractor is a Delaware corporation, duly organized, validly existing, and in good standing under the laws of the State of Delaware, and has full power to engage in the business it presently conducts and contemplates conducting, and is and will be duly licensed or qualified and in good standing under the laws of the State of California and in each other jurisdiction wherein the nature of the business transacted by it makes such licensing or qualification necessary and where the failure to be licensed or qualified would have a material adverse effect on its ability to perform its obligations hereunder.
- b. Contractor has (either directly or through a Subcontractor) all the required authority, ability, skills, experience and capacity necessary to perform and shall diligently perform the Work in a timely and professional manner, utilizing sound procurement principles, project management procedures, construction procedures and supervisory procedures, all in accordance with Industry Standards. Contractor has (either directly or through a Subcontractor) the experience and skills necessary to determine, and Contractor has reasonably determined, that Contractor can perform the Work for the Work Order Price.
- c. The execution, delivery and performance by Contractor of this Agreement will not (i) violate or conflict with any covenant, agreement or understanding to which it is a party or by which it or any of its properties or assets is bound or affected, or its organizational documents or (ii) subject the System or any component part thereof to any lien other than as contemplated or permitted by this Agreement.
- d. There are no undisclosed actions, suits, proceedings, patent or license infringements or investigations pending or, to Contractor's knowledge, threatened against it before any court or arbitrator that individually or in the aggregate could result in any materially adverse effect on the business, properties or assets or the condition, financial or otherwise, of Contractor or in any impairment of its ability to perform its obligations under this Agreement.
- e. All goods, services, equipment, parts, and materials furnished in connection with the Work related to the System are new, unused and undamaged at the time of delivery to the Site.
- f. The individual executing this Agreement on behalf of Contractor is duly authorized to execute and deliver this Agreement on behalf of Contractor and this Agreement is binding upon Contractor in accordance with its terms.

6.2. Representations and Warranties of District.

District represents and warrants to Contractor that:

- a. District is a District duly organized, validly existing, and in good standing under the laws of the State of California, and has full legal capacity and standing to pursue its

purpose (including the capacity to dispose of and encumber all of its assets) and full power to engage in the business it presently conducts and contemplates conducting.

- b. The execution, delivery and performance by District of this Agreement will not (i) violate or conflict with any covenant, agreement or understanding to which it is a party or by which it or any of its properties or assets is bound or affected, or its organizational documents or (ii) subject the System or any component part thereof or the Site or any portion thereof to any lien other than as contemplated or permitted by this Agreement.
- c. There are no undisclosed actions, suits, proceedings, patent or license infringements or investigations pending or, to District's knowledge, threatened against it before any court or arbitrator that individually or in the aggregate could result in any materially adverse effect on the business, properties or assets or the condition, financial or otherwise, of District or in any impairment of its ability to perform its obligations under this Agreement.
- d. District will exercise commercially reasonable efforts to procure funding for the Project within 180 days of the Effective Date.
- e. District has proof of funds, to the satisfaction of the Contractor, that are necessary from time to time to pay Contractor the Work Order Price in accordance with the terms of this Agreement.
- f. The individual executing this Agreement on behalf of District is duly authorized to execute and deliver this Agreement on behalf of District and this Agreement is binding upon District in accordance with its terms.

## 7. BREACH & TERMINATION

### 7.1. Termination by District

- a. Contractor agrees that District shall be entitled to terminate this Agreement upon the occurrence of any of the following circumstances:
  - (i) Except as otherwise permitted under this Agreement, Contractor abandons the entire Work for more than ninety (90) days or fails to commence the Work within one-hundred and eighty (180) days after receiving the Funding Date payment, and after expiration of said period fails to commence or continue performance of the Work within ten (10) business days of Contractor's written notice from District to commence or continue performance of the Work;
  - (ii) Contractor commits a material breach of this Agreement, and Contractor does not commence the cure of said breach and thereafter diligent pursuant to completion the cure of said breach, within thirty (30) days following Contractor's receipt of written notice thereof from District, or

- (iii) Contractor makes a general assignment for the benefit of creditors, or a receiver is appointed on account of its insolvency, or it becomes the subject of any proceeding commenced under any federal or state insolvency statute or law for the relief of debtors.
- b. Upon the occurrence of any of the foregoing, District may instruct Contractor to discontinue all or any part of the Work, and Contractor shall thereupon discontinue the Work of such parts thereof. District shall thereupon have the right to continue and complete the Work or any part thereof, by contract or otherwise.
- c. Upon exercising commercially reasonable efforts, District shall be entitled to terminate this Agreement if it is unable to procure funding for the Project within 180 days of the Effective Date. Upon this occurrence, District shall have no further obligation to Contractor.
- d. If District elects to terminate this Agreement for any reason other than provided herein, District shall reimburse Contractor for all expenses incurred prior to termination, including but not limited to development and engineering cost prior to the Effective Date.
- e. If any covenant, condition or restriction upon the Site prohibits the installation of the System at the Site, District has the right to terminate this Agreement. Upon such termination, provided it is not due to the negligence or misconduct of the Contractor or its subcontractors, agents or representatives, District shall pay to Contractor for all services rendered up to and including the date of termination; plus all costs incurred with respect to equipment or materials ordered (which order cannot be refunded, terminated or such costs otherwise recovered by Contractor) prior to the date of termination; plus, if applicable, amounts payable to Subcontractors arising from costs or expenses reasonably incurred by such Subcontractor and directly resulting from such termination; plus, if applicable, costs incurred by Contractor in demobilizing its work force from Site; plus all engineering and development cost incurred by Contractor prior to the Effective Date.

7.2. Termination by Contractor

- a. Without limiting the provisions of Section 8.5, District agrees that upon the occurrence of any of the following, District shall reimburse Contractor for all expenses incurred prior to termination, including but not limited to development and engineering cost incurred prior to the Effective Date:
  - (i) If District makes a general assignment for the benefit of creditors, or a receiver is appointed on account of its insolvency, or it becomes the subject of any proceeding commenced under any federal or state insolvency statute or law for the relief of debtors.
  - (ii) If District fails to make any payment to Contractor hereunder when due, which failure remains uncured for thirty (30) days following District's receipt of written notice thereof from Contractor, the District shall be in breach and Contractor shall have all rights and remedies that may be available under Applicable Law against District with

respect thereto, including without limitation the right to suspend performance of the Work or terminate this Agreement as set forth in Section 3.10.

### 7.3. Indemnity

- a. Contractor shall fully indemnify, save harmless and defend District from and against any and all costs, claims, and expenses incurred by District and their successors, assigns, governing board members, administrators, managers, employees, agents, affiliates and partners in connection with or arising from any claim by a third party for physical damage to or physical destruction of property, or death of or bodily injury to any person (other than Affiliates of District) arising from or relating to Contractor's performance of its obligations under this Agreement, but only to the extent caused by (a) the negligence, gross negligence or willful misconduct of Contractor or its Subcontractors, agents or employees or others under Contractor's control or (b) a breach by Contractor of its obligations hereunder.
- b. District shall fully indemnify, save harmless and defend Contractor and its successors, assigns, officers, directors, members, managers, employees, agents, affiliates and partners in connection with or arising from any claim by a third party for physical damage to or physical destruction of property, or death of or bodily injury to any person (other than Affiliates of Contractor or Subcontractors) arising from or relating to this Agreement, but only to the extent caused by (a) the negligence, gross negligence or willful misconduct of District or its agents or employees or others under District's control or (b) a breach by District of its obligations hereunder.
- c. Each Party shall indemnify, defend and hold the other Party, and its present and future governing board members, administrators, direct and indirect parents, subsidiaries and Affiliates and their directors, officers, shareholders, employees, agents and representatives harmless from and against any and all claims, actions, suits, proceedings, losses, liabilities, penalties, damages, costs or expenses (including attorneys' fees and disbursements) of any kind whatsoever arising from (a) actual or alleged infringement or misappropriation by such Party (or in the case of Contractor, any Subcontractor) of any patent, copyright, trade secret, trademark, service mark, trade name, or other intellectual property right in connection with the System, including without limitation, any deliverable, (b) such Party's (and in the case of Contractor, any Subcontractor's) violation of any third-party license to use intellectual property in connection with the Work, including, without limitation, any deliverable. Notwithstanding the foregoing, the indemnification obligations of Contractor set forth in this Section 7.3(c) shall not apply when the claim of infringement arises from a particular design, process or product of a particular manufacturer or manufacturers that Contractor is directed by District to use in connection with the Contract Documents, unless the Contractor has reason to believe there is an infringement of such intellectual property right.
- d. If any claim is brought against a Party (the "Indemnified Party") that gives rise to a potential indemnity claim under this Section 7.3, then the Indemnified Party shall give written notice of said claim to the other Party (the "Indemnifying Party"). Upon receipt of written notice of the claim, the Indemnifying Party shall be entitled to

participate in, and, unless in the opinion of counsel for the Indemnifying Party a conflict of interest between the Parties may exist with respect to such claim, assume the defense of such claim, with counsel reasonably acceptable to the Indemnified Party. Where the Indemnifying Party has elected not to assume the defense of a claim that gives rise to a potential indemnity claim under this Section 7.3, the Indemnifying Party shall reimburse the Indemnified Party for its reasonable and necessary defense expenses to the extent said claim is adjudged to be covered under the indemnity obligations. Even if the Indemnifying Party assumes the defense of the Indemnified Party with acceptable counsel, the Indemnified Party, at its sole option, may participate in the defense, at its own expense, with counsel of its own choice without relieving the Indemnifying Party of any of its obligations hereunder.

#### 7.4. Limitations of Liability

a. No Consequential Damages. IN NO CIRCUMSTANCES SHALL THE CONTRACTOR OR DISTRICT OR ANY OF THEIR RESPECTIVE OFFICERS, MEMBERS OR EMPLOYEES BE LIABLE FOR PUNITIVE, CONSEQUENTIAL OR EXEMPLARY DAMAGES OF ANY NATURE INCLUDING, BUT NOT LIMITED TO, DAMAGES FOR LOST PROFITS OR REVENUES OR THE LOSS OF USE OF SUCH PROFITS OR REVENUE, LOSS BY REASON OF PLANT SHUTDOWN OR INABILITY TO OPERATE AT RATED CAPACITY, COSTS OF REPLACEMENT POWER OR CAPITAL, DEBT SERVICE FEES OR PENALTIES, INVENTORY OR USE CHARGES, DAMAGES TO REPUTATION, DAMAGES FOR LOST OPPORTUNITIES, REGARDLESS OF WHETHER SAID CLAIM IS BASED UPON CONTRACT, WARRANTY, TORT (INCLUDING NEGLIGENCE AND STRICT LIABILITY) OR OTHER THEORY OF LAW. NOTWITHSTANDING THE FOREGOING, THE LIMITATIONS ON PARTIES' LIABILITY FOR CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES IN THIS SECTION 7.4(a) SHALL NOT APPLY TO THE PARTIES' RESPECTIVE INDEMNITY OBLIGATIONS AS SET FORTH IN THIS AGREEMENT FOR SUCH DAMAGES WHEN SUCH DAMAGES ARE SOUGHT BY THIRD PARTIES.

b. Maximum Liability. Whether an action or claim is based on warranty, contract, tort or otherwise, under no circumstance shall (i) District's total liability arising out of or related to this Agreement exceed the Contract Price or available insurance proceeds whichever is greater, and (ii) Contractor's total liability arising out of or related to this Agreement exceed the Contract Price or available insurance proceeds whichever is greater.

### 8. MISCELLANEOUS

#### 8.1. Representatives

a. District Representative. District designates, and Contractor agrees to accept, Rachel Mason, Chief Executive Officer, as District Representative for all matters relating to Contractor's performance of the Work. The actions taken by District Representative regarding such performance shall be deemed the acts of District and shall be fully binding for District. District may, upon written notice to Contractor, pursuant to Section 8.6 hereof, change the designated District Representative.

- b. Contractor Representative. Contractor designates, and District agrees to accept, John Gajan as Contractor Representative for all matters relating to Contractor's performance under this Agreement. The actions taken by Contractor Representative shall be deemed the acts of Contractor and shall be fully binding for Contractor. Contractor may, upon written notice to District, pursuant to Section 8.6 hereof, change the designated Contractor Representative.
- c. Power of Representatives. The Parties shall vest their Representatives with sufficient powers to enable them to assume the obligations and exercise the rights of Contractor or District, as applicable, under this Agreement.
- d. Notices to Representative. Notwithstanding Sections 8.1(a) and 8.1(b), all amendments, Change Orders, notices and other communications between Contractor and District contemplated herein shall be delivered in writing and otherwise in accordance with Section 8.6.

#### 8.2. Ownership of Plans, Data, Reports and Material

- a. Subject to Sections 8.2(c), Contract Documents developed by Contractor under this Agreement shall become the property of District when prepared and shall be delivered to District upon completion of the Work; provided that nothing in the foregoing shall impair, alter or otherwise affect Contractor's proprietary rights in its patents, products or other intellectual property.
- b. Any additional inventions or intellectual property created during performance of this Agreement shall be owned by Contractor.
- c. Contractor further agrees to grant and hereby grants to District an irrevocable, non-exclusive, royalty-free license under all patents, copyrights and other proprietary information of Contractor related to the Work now or hereafter owned or controlled by Contractor to the extent reasonably necessary for the operation, maintenance or repair of the System or any subsystem or component thereof designed, specified, or constructed by Contractor under this Agreement. No other license in such patents and proprietary information is granted pursuant to this Agreement.

#### 8.3. Governing Law

The formation, interpretation and performance of this Agreement shall be governed by and construed in accordance with the laws of the State of California. In the event of any Dispute that is not resolved pursuant to Section 8.5, the Parties hereto agree to submit to the jurisdiction of any court of competent jurisdiction within California and shall comply with all requirements necessary to give such court jurisdiction.

#### 8.4. Force Majeure

Contractor shall promptly notify District in writing of any delay or anticipated delay in Contractor's performance of this Agreement due to a Force Majeure Event, and the reason for and anticipated length of the delay. Contractor shall deliver such notice as soon as reasonably practicable, but in any event within seventy-two (72) hours of Contractor's becoming aware of such delay. Contractor shall be excused for any delays or defaults in the performance of its obligations under this Agreement that are the result of a Force Majeure Event. Contractor shall

be entitled to a reasonable extension of time for delays due to a Force Majeure Event; provided that any Work done or materials furnished by Contractor in restoring or rebuilding the System will be paid for by District as an approved Change Order.

#### 8.5. Dispute Resolution

- a. Good faith negotiations. In the event that any question, dispute, difference or claim arises out of or in connection with this Agreement, including any question regarding its existence, validity, performance or termination (a "Dispute"), which either Party has notified to the other, senior management personnel from both Contractor and District shall meet and diligently attempt in good faith to resolve the Dispute for a period of thirty (30) days following one Party's written request to the other Party for such a meeting. If, however, either Party refuses or fails to so meet, or the Dispute is not resolved by negotiation, the provisions of Sections 8.5(b), 8.5(c) and 8.5(d) shall apply to the extent applicable to the Dispute.
- b. Technical Dispute. Technical Disputes shall be resolved by a mutually agreed upon independent expert. For the purposes of this Agreement, a "Technical Dispute" shall mean a Dispute regarding whether the System conforms to the Industry Standards and applicable Building Codes, whether the relevant part of the Site where the System is located meets the required Site characteristics, and any other Disputes of a technical or engineering nature. All Technical Disputes shall be resolved on an accelerated basis by a nationally recognized professional expert unless otherwise agreed in writing by Contractor and District. Parties will share equally in the cost of the independent expert engaged to resolve Technical Disputes.
- c. Non-Binding Mediation. If the Dispute remains unresolved, a Party may require that a non-binding mediation take place with a mediator mutually chosen by District and Contractor. If District and Contractor are unable to agree on a mediator, then either may request that the American Arbitration Association (the "AAA") to appoint a mediator. The mediator's fee and expenses shall be paid one-half by District, and one-half by Contractor. In any such mediation, representatives of the Parties with authority to resolve the dispute shall meet for at least three hours with mediator. The obligation to mediate shall not be binding upon any Party with respect to (i) requests for preliminary injunctions, temporary restraining orders, specific performance, or other procedures in a court of competent jurisdiction to obtain interim relief deemed necessary by such court to preserve the status quo or prevent irreparable injury pending resolution by mediation of the actual Dispute; (ii) actions to collect payments not subject to bona fide Dispute; or (iii) claims involving third parties who have not agreed to participate in the mediation of the Dispute. The provisions of this Section 8.5 shall survive any termination of this Agreement.
- d. Attorneys' Fees. The prevailing Party in any action brought to enforce the terms of this Agreement or arising out of this Agreement may recover its reasonable attorneys' fees and court costs, including expert witness fees, expended in connection with such an action from the other Party.

#### 8.6. Notices and Demands



Any notice, request, demand or other communication required or permitted under this Agreement, shall be deemed to be properly given by the sender and received by the addressee if made in writing (a) the same day if personally delivered; (b) three (3) days after deposit in the mail if mailed by certified or registered air mail, post prepaid, with a return receipt requested; or (c) the same day if sent by facsimile or electronic mail with confirmation. Mailed notices, facsimile notices or electronic notices shall be addressed as follows to:

**District:**

Name: Fallbrook Regional Health District  
Attention: Rachel Mason, Chief Executive Officer]  
Address: 138 South Brandon Road  
Fallbrook, CA 92028  
Phone: (760) 731-9187  
Email: rmason@fallbrookhealth.org

**Contractor:**

Name: SitelogIQ, Inc.  
Attention: John Gajan, President West Energy  
Address: 1651 Response Rd, Suite 300  
Sacramento, CA 95815  
Phone: (888) 819-0041  
E-mail: john.gajan@sitelogiq.com  
cc: legal@sitelogiq.com

8.7. Nondisclosure

To the extent permitted by law, whichever Party receives confidential information (the "Receiving Party") from the other Party (the "Disclosing Party") shall not use for any purpose other than performing the Work under this Agreement or divulge, disclose, produce, publish, or permit access to, without the prior written consent of the Disclosing Party, any such information of the Disclosing Party. Confidential Information includes, without limitation, all information or materials prepared in connection with the Work performed under this or any related subsequent Agreement, designs, drawings, specifications, techniques, models, data, documentation, source code, object code, diagrams, flow charts, research, development, processes, procedures, know-how, manufacturing, development or marketing techniques and materials, development or marketing timetables, strategies and development plans, personnel names and other information related to Contractor, Suppliers, personnel, pricing policies and financial information, and other information of a similar nature, whether or not reduced to writing or other tangible form, and any other trade secrets. Confidential information does not include (a) information known to the Receiving Party prior to obtaining the same from the Disclosing Party; (b) information in the public domain at the time of disclosure by the Receiving Party; or (c) information obtained by the Receiving Party from a third party who did not receive same, directly or indirectly, from the Disclosing Party. The Receiving Party shall use the higher of the standard of care that the Receiving Party uses to preserve its own confidential information or a reasonable standard of care to prevent unauthorized use or disclosure of such confidential information. Notwithstanding anything herein to the contrary, the Receiving Party has the right to disclose Confidential Information without the prior written consent of the Disclosing Party: (i) as required by any court or other Governmental Authority, or by any stock exchange upon which the shares of any Party are listed, (ii) as otherwise required by law, (iii) as advisable or required in connection with any government or regulatory filings, including

without limitation, filings with any regulating authorities covering the relevant financial markets, (iv) to its attorneys, accountants, financial advisors or other agents, in each case bound by confidentiality obligations, (v) to banks, investors and other financing sources and their advisors, in each case bound by confidentiality obligations; or (vi) in connection with an actual or prospective merger or acquisition or similar transaction where the party receiving the Confidential Information is bound by confidentiality obligations. If a Receiving Party believes that it will be compelled by a court or other Governmental Authority to disclose confidential information of the Disclosing Party, it shall give the Disclosing Party prompt written notice, and in all cases not less than five (5) Business Days' notice in advance of disclosure, so that the Disclosing Party may determine whether to take steps to oppose such disclosure. Notwithstanding the foregoing, Contractor acknowledges that this Agreement, once fully executed and approved by the District's Board of Trustees, is public information, subject to release in response to public information requests under California Government Code § 7920.000 et seq. (Public Records Act). District shall use reasonable efforts to prevent or limit disclosure of the Confidential Information.

#### 8.8. Time of Essence

Time is expressly agreed to be of the essence of this Agreement and each, every and all of the terms, conditions and provisions herein.

#### 8.9. Validity

The provisions contained in each section, subsection and clause of this Agreement shall be enforceable independently of each of the others and their validity shall not be affected if any of the others are invalid. If any of those provisions is void but would be valid if some part of the provision were deleted, the provision in question shall apply with such modification as may be necessary to make it valid. The Parties shall, if necessary, negotiate in good faith and make any necessary amendments to ensure the enforceable terms of this Agreement reflect the true intent of the Parties as of the date of execution of this Agreement.

#### 8.10. Binding Effect

This Agreement shall be binding on the Parties hereto and on their respective permitted successors, heirs and assigns.

#### 8.11. Modifications

No oral or written amendment or modification of this Agreement by any administrator, Board member, officer, agent or employee of Contractor or District, either before or after execution of this Agreement, shall be of any force or effect unless such amendment or modification is in writing and is signed by any duly authorized representative of both Parties to be bound thereby.

#### 8.12. Headings

The headings in this Agreement are for convenience of reference only and the words contained therein shall in no way be held to explain, modify, amplify or aid in the interpretation, construction or meaning of the provisions of this Agreement.

8.13. Counterparts; Signature Pages

This Agreement may be executed in counterparts which, taken together, shall constitute a single instrument. Facsimile and other electronically transmitted signature pages shall be effective to bind a Party to this Agreement.

8.14. Announcements and Publications

Contractor shall coordinate with District with respect to, and provide advance copies to District for review of, the text of any proposed announcements or publications that include any non-public information concerning the Work prior to the dissemination thereof to the public or to any Person other than Subcontractors or advisors of Contractor, in each case, who agree to keep such information confidential. If District delivers written notice to Contractor rejecting any such proposed announcement or publication within two (2) Business Days after receiving such advance copies, the Contractor shall not make such public announcement or publication; provided, however, that Contractor may disseminate or release such information in response to requirements of Governmental Authority.

8.15. Complete Agreement

This Agreement together with the Exhibits hereto completely and exclusively states the agreement of the Parties regarding its subject matter and its terms govern, all prior proposals, agreements, or other communications between the Parties, oral or written, regarding such subject matter. No oral agreement or conversation with any officer or employee of either Party or any or all prior proposals shall affect or modify any of the terms and conditions of this Agreement. This Agreement shall not be modified except by written amendment signed on behalf of the District and Contractor by their duly authorized representatives. Any purported oral amendment to the Agreement shall have no effect.

8.16. No Agency

This Agreement is not intended, and shall not be construed, to create any association, joint venture, agency relationship or partnership between the Parties or to impose any such obligation or liability upon either Party. Neither Party shall have any right, power or authority to enter into any agreement or undertaking for, or act as or be an agent or representative of, or otherwise bind, the other Party.

8.17. Priority of Documents

In the event of conflicting provisions between any of the Contract Documents, the provisions shall govern in the following priority: first, duly executed amendments to this Agreement (to the extent not superseded by a subsequent amendment); second, this Agreement; third, Work Order in Exhibit C, and fourth, the other Contract Documents.

8.18. Assignment

No Party shall be entitled to assign or subcontract this Agreement or any of its rights or obligations under this Agreement, nor shall it enter into any transaction as a result of which it may transfer, assign, charge or dispose by any title of any of those rights and obligations, without the prior written consent of the other Party, which shall not be unreasonably withheld, provided that Contractor may subcontract that portion of the Work to Subcontractors. Notwithstanding the foregoing, (i) without the consent of the Contractor, District shall be entitled to assign its right, title and interest in and to this Agreement (and, in particular, any rights arising in relation to any insurance policy and any other right to collect any amount from Contractor) to any lenders by way of security for the performance of obligations to such lenders; (ii) without consent of the District, Contractor shall be entitled to assign its right, obligation, title and interest in and to this Agreement in connection with a merger or acquisition of Contractor; and (iii) without consent of District, Contractor shall be entitled to assign its right, obligation, title and interest in and to this Agreement to an Affiliate of the Contractor.

8.19. No Waiver

Either Party's failure to enforce any provision of this Agreement or the waiver thereof in a particular instance shall not be construed as a general waiver of any part of such provision. The provision shall remain in full force and effect.

**[Signatures on following page]**

IN WITNESS WHEREOF, the Parties hereto have duly executed and delivered this Agreement as of the date set forth above.

**Fallbrook Health District,**

a District organized and existing under the laws of the State of California

By: \_\_\_\_\_

Name: Rachel Mason

Title: Chief Executive Officer

**SitelogIQ Inc.,**

a Delaware corporation

By: \_\_\_\_\_

Name: John Gajan

Title: President, West Energy

Contractor's License #: 1054171

## **EXHIBIT A DEFINITIONS**

“Affiliate” of a specified Person means any Person that directly or indirectly through one or more intermediaries controls, is controlled by, or is under common control with, such specified Person. As used in this definition of Affiliate, the term "control" of a specified Person including, with correlative meanings, the terms, "controlled by" and "under common control with," means (a) the ownership, directly or indirectly, of 50% or more of the equity interest in a Person or (b) the power to direct or cause the direction of the management and policies of a Person, whether through ownership of voting securities, by contract or otherwise.

“Agreement” shall have the meaning set forth in the preamble.

“Applicable Law” shall mean, with respect to any Governmental Authority, any constitutional provision, law, statute, rule, regulation, ordinance, treaty, order, decree, judgment, decision, certificate, injunction, registration, license, permit, authorization, guideline, governmental approval, consent or requirement of such Governmental Authority, as construed from time to time by any Governmental Authority.

“Applicable Permits” means those permits identified as the responsibility of Contractor as determined in Exhibit C.

“Authority Having Jurisdiction (AHJ)” means those local, state, or federal entities having regulatory authority over a specific aspect of the Project, such as building officials, Department of State Architecture, and fire departments.

“Business Day” means Mondays to Fridays, except such days on which banks are permitted or required to close in California.

“Certificate of Substantial Completion” shall mean a document in similar form to Exhibit F.

“Certificate of Final Completion” shall mean a document in similar form to Exhibit F.

“Change” shall mean any addition to, deletion from, suspension of, or other modification to the quality, function, or intent of the Work, including without limitation any such addition, deletion, suspension, or other modification that effects a change in the scope of the Work. An “Unanticipated Condition” as defined in Section 2.4 hereof, experienced by Contractor during the course of the Work is included within the definition of “Change”.

“Change Order” shall mean a written document signed by District and Contractor to adjust the Work Order Price or Construction Schedule as a result of a Change issued after execution of this Agreement.

“Commencement of Work” shall mean the commencement of Work for each Work Order.

“Construction Schedule” shall mean the schedule for implementation of the Work as determined by the Contractor to meet the Project Milestones as set forth on Exhibit C.

“Construction Documents” shall mean construction documents prepared by Contractor and approved by District.

“Contract Documents” shall mean this Agreement and Exhibits hereto, and drawings, specifications, plans, calculations, models and designs that are part of this Agreement and the Construction Documents prepared by Contractor and approved by District.

“Contractor” shall have the meaning set forth in the preamble.

“Contractor Representative” shall mean the individual designated by the Contractor in accordance with Section 7.1(b).

“District” shall have the meaning set forth in the Preamble to this Agreement.

“District Permits” means those permits identified as the responsibility of District in Exhibit C.

“District’s Representative” shall mean the individual designated by District in accordance with Section 7.1(a).

“Day” means calendar day unless it is specified that it means a “Business Day”.

“Disclosing Party” shall have the meaning set forth in Section 7.7.

“Dispute” shall have the meaning set forth in Section 7.5(a).

“Dollar” and “\$” shall mean the lawful currency of the United States of America.

“Effective Date” shall mean the date first set forth in the preamble.

“Environmental Attributes” means all environmental and other attributes that differentiate the System or the energy generated by fossil-fuel based generation units, fuels or resources, characteristics of the System that may result in the avoidance of environmental impacts on air, soil or water, such as the absence of emission of any oxides of nitrogen, sulfur or carbon or of mercury, or other gas or chemical, soot, particulate matter or other substances attributable to the System or the compliance of the System or the energy output with the law, rules and standards of the United Nations Framework Convention on Climate Change (the “UNFCCC”) or the Kyoto Protocol to the UNFCCC or crediting “early action” with a view thereto, or laws or regulations involving or administered by the Clean Air Markets Division of the Environmental Protection Agency or successor administrator or any state or federal entity given jurisdiction over a program involving transferability of Environmental Attributes and Reporting Rights.

“Environmental Incentives” means all rights, credits (including tax credits), grants, rebates, benefits, reductions, offsets and allowances and entitlements of any kind, howsoever entitled or named (including Carbon Credits and allowances), whether arising under federal, state or local law, international treaty, trade association membership or the like arising from the Environmental Attributes of the System on each Site or the energy output or otherwise from the development, construction, installation or ownership of the System on each Site or the production, sale, purchase, consumption or use of the energy output from each Site. Without limiting the foregoing, “Environmental Incentives” includes green tags, renewable energy credits, grants, tradable renewable certificates, portfolio energy credits, the right to apply for (and entitlement to receive) incentive programs offered by the State of California and the right to claim federal income tax credits under Section 45 or 48 of the Code as such credits are available arising from the Environmental Attributes of the system on each Site or the energy output or otherwise from the development, construction, installation or ownership of the System on each Site or the production, sale, purchase, consumption or use of the energy output from each Site.

“Equipment” shall mean (a) all materials, supplies, apparatus, machinery, equipment, parts, tools, components, instruments, appliances, spare parts and appurtenances thereto that are required for prudent design, construction or operation of the System in accordance with Industry Standards and (b) all materials, supplies, apparatus, machinery, equipment, parts, tools, components, instruments, appliances, spare parts and appurtenances thereto described in, required by, reasonably inferable from or incidental to the Work or the Contract Documents.

“Excusable Delay” shall mean a Delay outside of Contractor’s control that prevents Contractor from achieving the Commercial Operation Date for any System in accordance with the Project Schedule, and to the extent that such Delay adversely affects the Work such that the performance of the Work is prevented or delayed, Contractor shall be entitled to an adjustment in the Construction Schedule and deadlines of this Agreement. For purposes of this Agreement, an Excusable Delay shall include any of the following events:

- (a) an act or failure to act of, or other delay caused by, or negligence of, District or its agents or employees;
- (b) changes in the design, scope or schedule of the Project unilaterally required by the District;
- (c) the suspension of Work in whole or in part by District;
- (d) labor disputes, fire, vandalism, supply chain related delays, including delays in manufacturing and deliveries;
- (e) adverse weather conditions not reasonably anticipated and in excess of 150% of the normal weather (e.g., rain, snow, sleet) for the local geographic area for the past ten (10) years as measured in a given month;
- (f) unforeseen conditions at any Site, including discovery or existence of Hazardous Substances;
- (g) the occurrence of a Force Majeure, or other unavoidable casualties or other causes beyond Contractor’s control;
- (h) the failure to obtain any Utility Interconnection Agreement, permission to operate, Applicable Permit, CEQA/NEPA approval or approval of a Governmental Authority or delays caused by changes and/or modifications to the Scope of Work as required by any Governmental Authority having jurisdiction over the Project;
- (i) any equipment or material delays caused by suppliers or vendors;
- (j) adverse changes to regulatory requirements;
- (k) any breach of this Agreement or the Utility Interconnection Agreement or any information provided to the Contractor by District or Utility is inaccurate or incomplete; or
- (l) any other cause outside Contractor’s control after



Contractor's best efforts to mitigate that delay, to the extent that Contractor is able to mitigate such delay, provided that a failure to perform of Contractor's subcontractors' shall not be an Excusable Delay, unless such subcontractors are unable to perform the Work as a result of any of the events described in this definition of "Excusable Delay."

"Facility" shall mean any and all properties of the District upon which the System shall be constructed or to which the System shall be connected, including land, buildings, structures, equipment, and electrical tie-in points.

"Final Completion" shall mean satisfaction or waiver of all of the conditions for completion of that portion of the System applicable to a particular Work Order as set forth in Section 5.2.

"Force Majeure Event" shall mean, when used in connection with the performance of a Party's obligations under this Agreement, any act or event (to the extent not caused by such Party or its agents or employees) which is reasonably unforeseeable, or being reasonably foreseeable, reasonably unavoidable (including by taking prudent protective and preventative measures) and outside the control of the Party which invokes it, and which renders said Party unable to comply totally or partially with its obligations under this Agreement. In particular, any of the following shall be considered a Force Majeure Event:

- a. war (whether or not war is declared), hostilities, revolution, rebellion, insurrection against any Governmental Authority, riot, terrorism, acts of a public enemy or other civil disturbance;
- b. acts of God, including but not limited to, unusually severe storms, floods, lightning, earthquakes, hailstorms, ice storms, tornados, typhoons, hurricanes, landslides, volcanic eruptions, winds in excess of ninety (90) miles per hour, and objects striking the earth from space (such as meteorites) sabotage or destruction by a third party (other than any contractor retained by or on behalf of the Party) of facility and equipment relating to the performance by the affected Party of its obligations under this Agreement;
- c. strikes, walkouts, lockouts or similar industrial or labor actions or disputes, in each case of a regional or national nature;
- d. changes in Applicable Law after the Effective Date that materially impact a Party's ability to perform under this Agreement; and
- e. acts of any Governmental Authority that materially restrict or limit Contractor's access to the Site.
- f. plague, epidemic, pandemic, outbreaks of infectious disease or any other public health crisis, including quarantine or other restrictions.
- g. explosion, fire, destruction of machines, equipment, factories and of any kind of installation, prolonged break-down of transport, telecommunication or electric current

"Funding Date" shall mean the date that District has received monetary funds necessary to fulfill its obligations under this Agreement.

“Governmental Authority” shall mean any national, autonomic, regional, province, town, city, or municipal government, or other administrative, regulatory or judicial body of any of the foregoing.

“Hazardous Material” shall mean oil or petroleum and petroleum products, asbestos and any asbestos containing materials, radon, polychlorinated biphenyl's (“PCBs”), urea formaldehyde insulation, lead paints and coatings, and all of those chemicals, substances, materials, controlled substances, objects, conditions and waste or combinations thereof which are now listed, defined or regulated in any manner by any federal, state or Applicable Law.

“Indemnified Party” shall have the meaning set forth in Section 6.3(d).

“Indemnifying Party” shall have the meaning set forth in Section 6.3(d).

“Industry Standards” shall mean those standards of care and diligence normally practiced by a majority of engineering, construction and installation firms in performing services of a similar nature in jurisdictions in which the Work will be performed and in accordance with good construction practices, Applicable Permits, and other standards established for such Work.

“Manufacturer Warranty” shall have the meaning set forth in Exhibit C.

“Party” shall mean, individually, each of the parties to this Agreement.

“Performance Tests” means, the tests of the System, as more particularly described in Exhibit C.

“Person” shall mean any individual, corporation, partnership, company, joint venture, association, trust, unincorporated organization or Governmental Authority.

“Project” shall mean the entirety of Work to be performed by Contractor pursuant to the terms and conditions of the Work and any Change Orders.

“Receiving Party” shall have the meaning set forth in Section 7.7.

“Representatives” shall mean the Contractor Representative and the District Representative and each may individually be referred to as a "Representative".

“Rock” is defined as limestone, sandstone, granite, coble greater than 3 inches in diameter, or similar rocks in solid beds or masses in original or stratified position which can be removed only by continuous drilling, blasting or the use of pneumatic tools, and all boulders of 1 cubic yard in volume or larger. Material which can be loosened with a pick, frozen materials, soft laminated shale and hardpan, which for convenience or economy is loosened by drilling, blasting, wedging or the use of pneumatic tools, shall not be classified as “Rock”.

“Site” shall have the meaning set forth in the first recital, and is more fully described in Exhibit C. An individual Site shall mean any area of a property owned by the District upon which a System is constructed.

“Solar Plant” shall mean that portion of the System only related to converting solar radiation into electricity and explicitly excludes all energy conservation technologies.

“Subcontractor” shall mean any Person, other than Contractor and Suppliers, retained by Contractor to perform any portion of the Work (including any Subcontractor of any tier) in furtherance of Contractor’s obligations under this Agreement.

“Substantial Completion” shall mean satisfaction or waiver of all of the conditions for completion of that portion of the System applicable to a particular Work Order as set forth in Section 5.1(c).

“Substantial Completion Date” shall mean the actual date on which the Substantial Completion of the System, as defined in Section 5.1(c), has occurred.

“Suppliers” shall mean those Equipment suppliers with which Contractor contracts to build the System.

“System” shall have the meaning ascribed in the Recitals to this Agreement.

“Technical Dispute” shall have the meaning set forth in Section 7.5(b).

“Third Party” shall have the meaning of any persons or entity not affiliated with Contractor or District.

“Unanticipated Condition” shall have the meaning set forth in Section 3.5.

“Work” shall mean all obligations, duties, and responsibilities assigned to or undertaken by Contractor and described in Exhibit C with respect to the System.

“Work Order” shall mean the assigned Work for each Site as described in Exhibit C.

“Work Order Price” shall mean the amount for performing the Work that is payable to Contractor as set forth in Section 3.2, as the same may be modified from time to time in accordance with the terms hereof, and as described in Exhibit C.

**EXHIBIT B  
CERTIFICATIONS**

Exhibit B-1	Drug-Free Workplace / Tobacco-Free Environment Certification
Exhibit B-2	Asbestos and Other Hazardous Materials Certification
Exhibit B-3	Iran Contracting Act Certification
Exhibit B-4	Workers Compensation Certification
Exhibit B-5	Prevailing Wage Certification
Exhibit B-6	Payment Bond
Exhibit B-7	Performance Bond
Exhibit B-8	Non-Collusion Declaration

**DRUG-FREE WORKPLACE / TOBACCO-FREE ENVIRONMENT CERTIFICATION**  
**(EXHIBIT B-1)**

Government Code section 8350 et seq., the Drug-Free Workplace Act of 1990, requires that every person or organization awarded a contract or grant for the procurement of any property or service from any state agency must certify that it will provide a drug-free workplace by doing certain specified acts. In addition, the Act provides that each contract or grant awarded by a state agency may be subject to suspension of payments or termination of the contract or grant, and the contractor or grantee may be subject to debarment from future contracting, if the contracting agency determines that specified acts have occurred. The District is not a "state agency" as defined in the applicable section(s) of the Government Code, but the District is a local agency under California law and requires all contractors on projects to comply with the provisions and requirements of Government Code section 8350 et seq., the Drug-Free Workplace Act of 1990. Contractor shall certify that it will provide a drug-free workplace by doing all of the following:

- 1 Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited in the person's or organization's workplace and specifying actions which will be taken against employees for violations of the prohibition;
- 2 Establishing a drug-free awareness program to inform employees about all of the following:
  - a. The dangers of drug abuse in the workplace.
  - b. The person's or organization's policy of maintaining a drug-free workplace.
  - c. The availability of drug counseling, rehabilitation, and employee-assistance programs.
  - d. The penalties that may be imposed upon employees for drug abuse violations.
- 3 Requiring that each employee engaged in the performance of the contract or grant be given a copy of the statement required above, and that, as a condition of employment on the contract or grant, the employee agrees to abide by the terms of the statement.

I understand that if the District determines that I have either (a) made a false certification herein, or (b) violated this certification by failing to carry out the requirements of section 8355, that the Contract awarded herein is subject to termination, suspension of payments, or both. I further understand that, should I violate the terms of the Drug-Free Workplace Act of 1990, I may be subject to debarment in accordance with the requirements of section 8350 et seq.

I acknowledge that I am aware of the provisions of Government Code section 8350 et seq. and hereby certify that I will adhere to the requirements of the Drug-Free Workplace Act of 1990.

In addition, and pursuant to, without limitation, 20 U.S.C section 6083, Labor Code section 6400 et seq., Health & Safety Code section 104350 et seq. and District Board Policies, all District sites, including the Sites, are tobacco-free environments. Smoking and the use of tobacco products by all persons is prohibited on or in District property. District property includes District Owned or Leased buildings, grounds, District owned vehicles and vehicles owned by others while on District property. I acknowledge that I am aware of the District's policy regarding tobacco-free

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environments and hereby certify that I will adhere to the requirements of that policy and not permit any of my firm's employees, agents, subcontractors, or my firm's subcontractors' employees or agents to use tobacco and/or smoke on the Sites.

Date: \_\_\_\_\_

Proper Name of Contractor: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

**ASBESTOS & OTHER HAZARDOUS MATERIALS CERTIFICATION**  
**(EXHIBIT B-2)**

Contractor hereby certifies that no Asbestos, or Asbestos-Containing Materials, polychlorinated biphenyl (PCB), or any material listed by the federal or state Environmental Protection Agency or federal or state health agencies as a hazardous material, or any other material defined as being hazardous under federal or state laws, rules, or regulations "New Material Hazardous," shall be furnished, installed, or incorporated in any way into the Project or in any tools, devices, clothing, or equipment used to affect any portion of Contractor's work on the Project for the District.

Contractor further certifies that it has instructed its employees with respect to the above-mentioned standards, hazards, risks, and liabilities.

Asbestos and/or asbestos-containing material shall be defined as all items containing but not limited to chrysotile, crocidolite, amosite, anthophyllite, tremolite, and actinolite. Any or all material containing greater than one-tenth of one percent (.1%) asbestos shall be defined as asbestos-containing material.

Any disputes involving the question of whether or not material is New Hazardous Material shall be settled by electron microscopy or other appropriate and recognized testing procedure, at the District's determination. The costs of any such tests shall be paid by Contractor if the material is found to be New Hazardous Material.

All Work or materials found to be New Hazardous Material or Work or material installed with "New Hazardous Material" containing equipment will be immediately rejected and this Work will be removed at Contractor's expense at no additional cost to the District.

Contractor has read and understood the document Hazardous Materials Procedures & Requirements, and shall comply with all the provisions outlined therein.

Date: \_\_\_\_\_  
Proper Name of Contractor: SitelogIQ, Inc.

Signature: \_\_\_\_\_  
Print Name: John Gajan  
Title: President, West Energy

**IRAN CONTRACTING ACT CERTIFICATION**  
**(EXHIBIT B-3)**  
**(Public contract code sections 2202-2208)**

PROJECT/CONTRACT NO.: 01, Government Code 4217 Energy Services Agreement for Replacements of HVAC, Lighting, Solar Power Generation, and Building Automation Control Systems Upgrades. between Fallbrook Region Health District ("District") and SitelogIQ, Inc. ("Contractor")

Per California Public Contract Code Sections 2202-2208 or District's reduced threshold, prior to bidding on or submitting a proposal for a contract for goods or services of \$500,000.00 or more to the District, the Contractor must either:

1. Certify it is **NOT** on the current list of persons engaged in investment activities in Iran created by the California Department of General Services ("DGS") pursuant to Public Contract Code section 2203(b) and is not a financial institution extending twenty million dollars (\$20,000,000) or more in credit to another person, for 45 days or more, if that other person will use the credit to provide goods or services in the energy sector in Iran and is identified on the current list of persons engaged in investment activities in Iran created by DGS; or
2. Demonstrate it has been exempted from the certification requirement for that solicitation or contract pursuant to Public Contract Code section 2203(c) or (d).

To comply with this requirement, please insert your vendor or financial institution name and Federal ID Number (if available) and complete **ONE** of the options below. California law establishes penalties for providing false certifications, including civil penalties equal to the greater of \$250,000 or twice the amount of the contract for which the false certification was made; contract termination; and three-year ineligibility to bid on contracts. (Public Contract Code section 2205).

OPTION #1 - CERTIFICATION

I, the official named below, certify I am duly authorized to execute this certification on behalf of the vendor/financial institution identified below, and the vendor/financial institution identified below is **NOT** on the current list of persons engaged in investment activities in Iran created by DGS and is not a financial institution extending twenty million dollars (\$20,000,000) or more in credit to another person/vendor, for 45 days or more, if that other person/vendor will use the credit to provide goods or services in the energy sector in Iran and is identified on the current list of persons engaged in investment activities in Iran created by DGS.

<i>By (Authorized Signature)</i>	
<i>Printed Name and Title of Person Signing</i>	
<i>Date Executed</i>	<i>Executed in</i>



OPTION #2 – EXEMPTION

Pursuant to Public Contract Code sections 2203(c) and (d), a public entity may permit a vendor/financial institution engaged in investment activities in Iran, on a case-by-case basis, to be eligible for, or to bid on, submit a proposal for, or to enter into or to renew, a contract for goods and services.

If you have obtained an exemption from the certification requirement under the Iran Contracting Act, please fill out the information below, and **ATTACH DOCUMENTATION DEMONSTRATING THE EXEMPTION APPROVAL.**

<i>Vendor Name/Financial Institution (Printed)</i>	<i>Federal ID Number (or n/a)</i>
<i>By (Authorized Signature)</i>	
<i>Printed Name and Title of Person Signing</i>	<i>Date Executed</i>

END OF DOCUMENT

**WORKERS' COMPENSATION CERTIFICATION**

**(EXHIBIT B-4)**

The Contractor and all of its Subcontractors shall pay all workers on all work performed pursuant to this Contract not less than the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work as determined by the Director of the State of California Department of Industrial Relations, for the type of work performed and the locality in which the work is to be performed within the boundaries of the District, pursuant to sections 1770 et seq. (1770 & 3700) of the California Labor Code.

Copies of the general prevailing rates of per diem wages for each craft, classification, or type of worker needed to execute the Contract, as determined by the Director of the State of California Department of Industrial Relations, are available upon request at the District's principal office. Prevailing wage rates are also available on the internet at <http://www.dir.ca.gov>. Every employer except the State shall secure the payment of compensation in one or more of the following ways:

- a. By being insured against liability to pay compensation by one (1) or more insurers duly authorized to write compensation insurance in this state; and/or
- b. By securing from the Department of Industrial Relations a certificate of consent to self-insure, which may be given upon furnishing proof satisfactory to the Department of Industrial Relations of ability to self-insure and to pay any compensation that may become due to his employees.

I am aware of the provisions of section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the Work of this Contract.

Date: \_\_\_\_\_

Proper Name of Contractor: SitelogIQ, Inc.

Signature: \_\_\_\_\_

Print Name: John Gajan

Title: President, West Energy

(In accordance with Labor Code sections 1860 and 1861, the above certificate must be signed and filed with the awarding body prior to performing any Work under this Contract.)

END OF DOCUMENT

**PREVAILING WAGE AND  
RELATED LABOR REQUIREMENTS CERTIFICATION  
(EXHIBIT B-5)**

I hereby certify that I will conform to the State of California Public Works Contract requirements regarding prevailing wages, benefits, on-site audits with 48-hours notice, payroll records, and apprentice and trainee employment requirements, for all Work on the above Project including, without limitation, labor compliance monitoring and enforcement by the Department of Industrial Relations.

**1. CLAUSES MANDATED BY CONTRACT WORK HOURS & SAFETY STANDARDS ACT.** As used in the following paragraphs, the terms laborers and mechanics include watchmen and guards.

- a. Overtime requirements.** No Contractor or Subcontractor contracting for any part of the Contract Work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such work to work in excess of forty (40) hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty (40) hours in such workweek.
- b. Violation; liability for unpaid wages; liquidated damages.** In the event of any violation of the clause set forth in the foregoing paragraph the Contractor and any Subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such Contractor and Subcontractor shall be liable to the United States for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the foregoing paragraph, in the sum of \$10 for each calendar day on which such individual was required or permitted to Work in excess of the standard workweek of forty (40) hours without payment of the overtime wages required by the foregoing paragraph.
- c. Withholding for unpaid wages and liquidated damages.** The District may upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of Work performed by the Contractor or Subcontractor under the Contract or any other Federal contract with the same Contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same Contractor, such sums as may be determined to be necessary to satisfy any liabilities of such Contractor or Subcontractor for unpaid wages and liquidated damages as provided in the foregoing paragraph.
- d. Subcontracts.** The Contractor or Subcontractor shall insert in any subcontracts the foregoing paragraphs concerning Overtime Requirements and Violation: Liability for Unpaid Wages and Liquidated Damages and also a clause requiring each Subcontractor to include these clauses in any lower tier subcontracts. Contractor shall be responsible for compliance by any Subcontractor or lower tier Subcontractor with the clauses set in this section.

I hereby certify that I will also conform to the Federal Labor Standards Provisions regarding minimum wages, withholding, payrolls and basic records, apprentice and trainee employment requirements, equal employment opportunity requirements, Copeland Act requirements, Davis-Bacon and Related Act requirements, Contract Work Hours and Safety Standards Act requirements, and any and all other applicable requirements for federal funding for all Work on the above Project.

Date: \_\_\_\_\_

Proper Name of Contractor: SitelogIQ, Inc.

Signature: \_\_\_\_\_

Print Name: John Gajan

Title: President, West Energy

END OF DOCUMENT

**PAYMENT BOND**  
**Contractor's Labor & Material Bond**  
**(EXHIBIT B-6)**

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the governing board ("Board") of Fallbrook Regional Health District ("District") and SitelogIQ, Inc. ("Contractor") have entered into a contract for the furnishing of all materials and labor, services and transportation, necessary, convenient and proper to perform the following project:

Energy Services Agreement for Replacements of HVAC, Lighting, Building Automation Control Systems Upgrades and Solar Power Generation ("Contract") which Contract dated December 13, 2023, and all of the Contract Documents attached to or forming a part of the Contract, are hereby referred to and made a part thereof; and

WHEREAS, pursuant to law and the Contract, the Contractor is required, before entering upon the performance of the work, to file a good and sufficient bond with the body by which the Contract is awarded in an amount equal to one hundred percent (100%) of the Work Order #2 price, to secure the claims to which reference is made in sections 9000 through 9510 and 9550 through 9566 of the Civil Code, and division 2, part 7, of the Labor Code.

NOW, THEREFORE, the Contractor and \_\_\_\_\_("Surety") are held and firmly bound unto all laborers, material men, and other persons referred to in said statutes in the sum of \_\_\_\_\_ (\$ \_\_\_\_\_), lawful money of the United States, being a sum not less than the total amount payable by the terms of Contract, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, or assigns, jointly and severally, by these presents.

The condition of this obligation is that if the Contractor or any of his or its subcontractors, of the heirs, executors, administrators, successors, or assigns of any, all, or either of them shall fail to pay for any labor, materials, provisions, provender, or other supplies, used in, upon, for or about the performance of the work contracted to be done, or for any work or labor thereon of any kind, or for amounts required to be deducted, withheld, and paid over to the Employment Development Department from the wages of employees of the Contractor or any of his or its subcontractors of any tier under Section 13020 of the Unemployment Insurance Code with respect to such work or labor, that the Surety will pay the same in an amount not exceeding the amount herein above set forth, and also in case suit is brought upon this bond, will pay a reasonable attorney's fee to be awarded and fixed by the Court, and to be taxed as costs and to be included in the judgment therein rendered.

It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under section 9100 of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond. Should the condition of this bond be fully performed, then this obligation shall become null and void; otherwise it shall be and remain in full force and affect.

And the Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of Contract or the specifications accompanying the same shall in any manner affect its obligations on this bond, and it does hereby waive notice of any such change, extension, alteration, or addition.

IN WITNESS WHEREOF, two (2) identical counterparts of this instrument, each of which shall for all purposes be deemed an original thereof, have been duly executed by the Contractor and Surety above named, on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

(Affix Corporate Seal)

\_\_\_\_\_  
Contractor

\_\_\_\_\_  
By

\_\_\_\_\_  
Surety

\_\_\_\_\_  
By

\_\_\_\_\_  
Name of California Agent of Surety

\_\_\_\_\_  
Address of California Agent of Surety

\_\_\_\_\_  
Telephone No. of California Agent of Surety

**PERFORMANCE BOND**  
**(EXHIBIT B-7)**

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the governing board ("Board") of the Fallbrook Regional Health District ("District") and SitelogIQ, Inc. ("Contractor") have entered into a contract for the furnishing of all materials and labor, services and transportation, necessary, convenient and proper to perform the following project

Energy Services Agreement for Replacements of HVAC, Lighting, Building Automation Control Systems Upgrades and Solar Power Generation ("Project" or "Contract") which Contract dated December 13, 2023, and all of the Contract Documents attached to or forming a part of the Contract, are hereby referred to and made a part hereof; and

WHEREAS, said Contractor is required under the terms of the Contract to furnish a bond for the faithful performance of the Contract.

NOW, THEREFORE, the Contractor and ("Surety") are held and firmly bound unto the Board of the District in the penal sum of \_\_\_\_\_ (\$\_\_\_\_\_), lawful money of the United States, for the payment of which sum well and truly to be made we bind ourselves, our heirs, executors, administrators, successors, and assigns jointly and severally, firmly by these presents, to:

- Perform all the work required to complete the Project; and
- Pay to the District all damages the District incurs as a result of the Contractor's failure to perform all the Work required to complete the Project.

The condition of the obligation is such that, if the above bounden Contractor, his or its heirs, executors, administrators, successors, or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions, and agreements in the Contract and any alteration thereof made as therein provided, on his or its part to be kept and performed at the time and in the intent and meaning, including all contractual guarantees and warranties of materials and workmanship, and shall indemnify and save harmless the District, its trustees, officers and agents, as therein stipulated, then this obligation shall become null and void, otherwise it shall be and remain in full force and virtue.

Surety expressly agrees that the District may reject any contractor or subcontractor proposed by Surety to fulfill its obligations in the event of default by the Contractor. Surety shall not utilize Contractor in completing the Work nor shall Surety accept a Bid from Contractor for completion of the Work if the District declares the Contractor to be in default and notifies Surety of the District's objection to Contractor's further participation in the completion of the Work.

As a condition precedent to the satisfactory completion of the Contract, the above obligation shall hold good for a period equal to the warranty and/or guarantee period of the Contract, during which time Surety's obligation shall continue if Contractor shall fail to make full, complete, and satisfactory repair and replacements and totally protect the District from loss or damage resulting from or caused by defective materials or faulty workmanship. The obligations of Surety hereunder shall continue so long as any obligation of Contractor remains. Nothing herein shall limit the District's rights or the Contractor or Surety's obligations under the Contract, law or equity, including, but not limited to, California Code of Civil Procedure section 337.15.

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The Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the contract or to the work to be performed thereunder or the specifications accompanying the same shall in any way affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration, or addition to the terms of the Contract or to the work or to the specifications.

IN WITNESS WHEREOF, two (2) identical counterparts of this instrument, each of which shall for all purposes be deemed an original thereof, have been duly executed by the Contractor and Surety above named, on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

(Affix Corporate Seal)

\_\_\_\_\_  
Contractor

\_\_\_\_\_  
By

\_\_\_\_\_  
Surety

\_\_\_\_\_  
By

\_\_\_\_\_  
Name of California Agent of Surety

\_\_\_\_\_  
Address of California Agent of Surety

\_\_\_\_\_  
Telephone No. of California Agent of Surety



**NON-COLLUSION DECLARATION  
(EXHIBIT B-8)**

**(Public Contract Code § 7106)**

The undersigned declares:

I am the President of the West Energy division of SitelogIQ, Inc., the party making the foregoing Agreement.

The Agreement is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The Agreement is genuine and not collusive or sham. Contractor has not directly or indirectly induced or solicited any other entity to put in a false or sham bid or proposal. Contractor has not directly or indirectly colluded, conspired, connived, or agreed with any other designer/builder or anyone else to put in a sham bid or proposal, or to refrain from proposing. Contractor has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the Contract Price of Contractor or any other entity, or to fix any overhead, profit, or cost element of the Contract Price, or of that of any other entity. All statements contained in the Contract are true. Contractor has not, directly or indirectly, submitted his or her Contract Price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, governing agency, or to any member or agent thereof, to effectuate a collusive or sham bid or proposal, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a Contractor that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of Contractor.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on the following date:

Date:

Proper Name of Contractor: SitelogIQ, Inc.

Signature: \_\_\_\_\_

Print Name: John Gajan

## EXHIBIT C

### Photovoltaic Renewable Energy System Installation and Electric Vehicle Charging Installation

#### PROJECT SCOPE OF WORK INDEX

<u>Section 1</u>	Basis of Energy Engineering
<u>Section 2</u>	Solar Plant Scope of Work
<u>Section 3</u>	Proposed Project Installation Timeline & Coordination
<u>Section 4</u>	Work Milestones
<u>Section 5</u>	Fixed Price Amount
<u>Section 6</u>	Progress Payment Schedule
<u>Section 7</u>	Performance and Payment Bonds
<u>Section 8</u>	Terms and Conditions

#### 1.0 BASIS OF ENERGY ENGINEERING

Forecasted energy savings are the difference between the pre- and post-retrofit period consumption for the equipment included in the scope of Work. The pre-retrofit data (hereinafter, "Baseline data") for the Project under this Work Order #1 covers the period from March 2022 through March 2023. The Baseline data takes into consideration the quantity of facilities and size thereof, 2023/2024 building operational schedules, 2023/2024 School Calendar, 2023/2024 individual school bell schedules, occupancy factors and utilization, utility usage, costs, and utility rates along with the available average NREL weather data for the closest weather station. The District provided the aforementioned information except for the weather data.

Contractor does not control or follow the operations of the District's Facilities on a day-by-day basis, it is virtually impossible to track the energy consumption and savings from utility bills due to many dynamic factors that are out of Contractor's control. Such factors outside of Contractor's control include, but are not limited to: weather changes, changes in the use of any facility and number of occupants (including, but not limited to, staff, faculty and students), changes to the hours of operation of any facility, changes to the control system scheduling, changes or modifications to the equipment or services provided under this Agreement, changes in utility suppliers, method of utility billing, number of days in the billing cycle, utility rates or method of utility purchasing, improper maintenance of the equipment or of any energy-consuming equipment, changes to the equipment or to any facility required by changes to building codes, additions or removals of energy-consuming equipment, personal portable heaters, refrigerators, and vending machines, and additions or removals of any supplemental facilities (i.e. portable classroom buildings), etc. Therefore, the engineering calculations approach is based on a measure-by-measure (ECM-by-ECM) basis and is derived by comparing the specific value of physical parameters after the installation to its value prior to the installations. For example: lighting systems retrofit (see below) will result in lower wattage consumption than Baseline scenario. This measure is not affected by weather changes, HVAC, or other unrelated equipment energy consumption that are reflected in the utility bills. Below are some key characteristics and features of the measure-by-measure energy saving calculations method:

- It calculates savings based on District inputs, field measurements, and agreed upon assumptions and stipulations.

- It does not involve utility bill comparisons; however, utility bills may be analyzed to identify energy consuming trends and correlations.
- It is structured so that the individual measure's savings, as described in Scope of Work, shall not be affected by unrelated building modifications.

In any event, the overall energy use of the District's Facility would be lower than if the energy saving measures (retrofits) identified in the Project herein had not been implemented.

If desired, Contractor may provide additional utility data analysis and benchmarking based on the standard engineering principals for an additional fee (excluded from this Scope of Work). The District shall notify Contractor in writing no later than thirty (30) days after any changes as outlined above made to the District's Facilities that would affect the energy usage at the District's Facilities. The District shall make available to Contractor no later than thirty (30) days upon receipt, on a monthly basis for at least one year after Completion and Acceptance Date, copies of required energy bills, energy usage data, and any other such documentation related to changes to energy usage as outlined above.

The Scope of Work presented herein is based on retrofits feasibility, cost effectiveness and maximum energy savings for the different ECM's. Equipment brand and materials noted herein can be substituted with similar equipment/materials based on the availability and costs at the time of the scheduled installation, constructability, and other considerations as determined by the engineer and project manager.

In order to achieve energy savings in the future years and for trouble-free operation, District agrees to maintain and service the Equipment and Systems included in the Scope of Work per the Equipment manufacturer's guidelines and in accordance with industry standards as applicable to the specific systems. The District may need to provide accurate preventative maintenance and repair records for any work performed on the systems included herein.

## **2.0 SOLAR PLANT SCOPE OF WORK**

### **General**

The Scope of Work for the new systems include engineering, permitting, procurement, construction, and commissioning, supervision, materials and supplies, labor, tools, construction equipment and machinery, utilities and transportation for the proper execution and completion of a fully integrated and operational System, unless otherwise excluded in this Scope of Work. Contractor shall perform, supervise and direct the Work in accordance with Industry Standards, Applicable Law and Project Milestone dates.

### **2.1 Solar System Summary**

#### **System Descriptions**

##### **Fallbrook Health District – Wellness Center**

- 1. Premises Location:** Fallbrook Health District- Wellness Center  
1636 E Mission Rd, Fallbrook, CA 92028
- 2. Approximate System Size (DC kW):** 25.9 (DC)

\*Pricing includes 25.9 kW carport system and a 1,500 sqft non-solar carport shade structure with roof decking and conduit for future solar system.

**3. System Description:**

Ground Mount  Roof Mount  Canopy Structure  Other:\_\_\_\_\_

**Module:** Canadian Solar, CS6W-540MB-AG or similar

**Inverter:** SolarEdge, SE11400H or similar

**Racking:** MBARC carport structure or similar

**4. Electrical Vehicle (EV) Charging System Description:**

**Manufacturer:** ChargePoint or similar

**Type:** Level 2 - 10 kW Dual-port or similar

**Quantity:** Two (2)

**Location:** Fallbrook Health District- Wellness Center

\*EV Charger locations to be determined on site. Pricing includes up to 180ft distance from Main Switch Board/Meter Cabinet.

**Fallbrook Health District – District Office**

**1. Premises Location:** Fallbrook Health District- District Office  
138 DS Brandon Rd, Fallbrook, CA 92028

**2. Approximate System Size (DC kW):** 22.7 (DC)

**3. System Description:**

Ground Mount  Roof Mount  Canopy Structure  Other:\_\_\_\_\_

**Module:** Canadian Solar, CS6W-540MB-AG or similar

**Inverter:** SolarEdge, SE10KUS or similar

**Racking:** MBARC carport structure or similar

**4. Electrical Vehicle (EV) Charging System Description:**

**Manufacturer:** ChargePoint or similar

**Type:** Level 2 - 10 kW Dual-port or similar

**Quantity:** One (1)

**Location:** Fallbrook Health District- District Office

\*EV Charger locations to be determined on site. Pricing includes up to 125ft distance from Main Switch Board/Meter Cabinet.

In general, the PV Systems will consist of the following:

- a. PV modules
- b. PV module support structure

- c. Inverter(s)
- d. Optimizers
- e. System electrical protection
- f. Electrical disconnects
- g. Switchgear
- h. Control and monitoring systems
- i. Outdoor rated equipment enclosures
- j. Cables, wires, jumpers, connectors, system grounding and associated trenching and/or boring
- k. Equipment foundations
- l. Under Canopy Lighting
- m. Signage

## 2.2 Engineering Design Services

Contractor shall be responsible for detailed design and operational coordination of equipment and materials installed for the System. Contractor shall conform to Industry Standard and Applicable Law. The following design services shall be provided by the Contractor:

- A. Civil Engineering design, including the preparation of the following:
  - Site Plan
  - Geotechnical Report (if required)
- B. Structural Engineering Design, including:
  - Foundations and other structural concrete
  - PV module support structural design
  - Structural design calculations, as required
- C. Electrical Systems design, including:
  - PV modules
  - Inverter
  - DC combiners, disconnects, fuses, and wiring
  - AC breakers and disconnects
  - Revenue metering
  - Enclosures, conduit, and wiring
  - Communications and control systems as described herein
  - Other electrical systems included in the scope of work

Shade Structure Design Basis Table

Array Location	Finish Type	Pier Depth	Degree Tilt Max	Minimum Clear Height	Assumed SdS Value	Wind Max Value	Wind Exposure	Snow Load
Wellness Center	Painted Columns Purlins	12'-0"	5 degrees (max)	10'-0"	1.08g	98 mph	C	0 psf
District Office Center	Painted Columns Purlins	12'-0"	7 degrees (max)	10'-0"	1.08g	98 mph	C	0 psf

## **2.3 Permits**

Contractor shall obtain and shall file on a timely basis any documents required to obtain Applicable Permits except those permits that are the responsibility of the District ("District Permits"). District shall obtain, and shall file on a timely basis, any documents required to obtain all such District Permits. District shall pay for all taxes, fees, and costs required to obtain all Permits.

Applicable Permits include:

- Fire Marshall
- General Construction and Building Permits

District Permits include:

- CEQA (Categorical Exemption certified by the District is assumed for this project)
- Easements required to complete the Work.
- All other permits required for construction of the System, except for Applicable Permits

## **2.4 Procurement**

Contractor shall procure all materials and equipment included in the Scope of Work for the installation of a complete System under this Scope of Work.

## **2.5 Construction Services**

The following services shall be provided by Contractor as part of the general construction activities:

- A. Civil construction, including surveying, excavation, trenching, and backfill.
- B. Structural construction, including foundations, concrete work, grouting, anchors, erection of PV racks, shade structures, and other support structures.
- C. Electrical construction, including PV modules, combiners, inverter, disconnects, wiring, breakers, metering, control and monitoring systems, telecom systems, and lighting systems as required for a complete System.
- D. Safety services, including on-site safety equipment, personnel training, and safety monitoring of construction activities.
- E. Support services, including Contractor's trailers, shaded worker rest areas, restroom facilities, and security.
- F. Coordination with District's staff for site access, laydown, and storage with minimal interference with school operations
- G. Operator training services
- H. Restoration of landscape and hardscape to pre-construction condition, or in accordance with new design, as needed.
- I. Construction inspections, material verification, and testing as required.
- J. Lawful Disposal of refuse, spoils, chemicals, and waste materials associated with construction activities.
- K. Testing and start-up services for electrical and control systems included in the scope of work. Testing shall include pre-operational functional tests, equipment calibration, and insulation resistance tests. All necessary test equipment and instrumentation will be provided.
- L. Miscellaneous consumable materials required to erect the System.

- M. Coordination with District's Staff and Representatives, including Inspector of Record for all inspections and submittals.

## 2.6 Documentation Submittals

Contractor will prepare and submit designs, drawings, and specifications to the District for review and approval. District shall review the documents and provide any comments in writing to Contractor within ten (10) Business Days after receipt of such documents (the "Design Review Period"). Contractor will proceed with the assumption that District has approved the documents if no comments are received within ten (10) Business Days. Any comments provided by District after ten (10) Business Days that result in re-work shall constitute a Change Order. District shall consolidate all comments for each review cycle such that Contractor does not receive comments in separate submittals at different times from various District personnel. Any re-work as a result of receiving comments in separate submittals shall constitute a Change Order. To the extent consistent with Applicable Law and Industry Standards, Contractor will incorporate District comments into the final designs, drawings, and specifications (the "Construction Documents"), as applicable. Contractor shall submit such revised documents to District for additional Design Review Periods, which shall not extend longer than ten (10) Business Days, until District approves such revised documents subject to the terms of the Agreement.

The following list is not all inclusive but defines the Contract Documents that are required to be submitted by Contractor for review and approval by the District.

- A. Facility drawing with Project improvements drawn to scale (Site Plan)
- B. Electrical design package including:
  - Single Line AC and DC diagrams
  - Communication, Monitoring and Control schematics
  - Electrical Circuit and Conduit schedule
  - Electrical Equipment installation plans
  - Lighting plan, if required
  - Placard schedule
  - Equipment data sheets
- C. Structural Calculations package including:
  - Ground structural elements for ground-mount systems
  - Equipment foundations and enclosures
  - Security fencing
- D. System energy production calculations and software model based on Site Plan
- E. Approved Applicable Permits
- F. Geotechnical report including Project applicable soil properties (if required)
- G. Project Schedule
- H. Environment, Health and Safety Plan
- I. System Manual with specifications, startup, commissioning and testing procedures for relevant equipment.
- J. System Operation and Maintenance manual (O&M plan)
- K. As-Builts (Record Drawings)
- L. Professional Engineer Wet Stamps and signatures on final design documents:
  - Electrical Design package
  - Structural Calculation package
- M. Interconnection Agreement with Local Utility

N. Documentation for Rate Change with Local Utility

**2.7 Workmanship Warranty**

Commencing on the Final Completion Date and for a period of one (1) year thereafter, Contractor warrants that the Systems will be free from defects (“Workmanship Warranty”). If a System has a defect, and District provides written notification of said defect within the one (1) year workmanship warranty period, Contractor will, at its option, either repair or replace the portion of the System that is defective at no cost to District within forty-five (45) days of notification. The Workmanship Warranty shall not apply to the extent such defect is caused by any of the following:

- A. Alterations or repairs made to the supporting structure of any System or associated wiring and parts without Contractor's prior written approval;
- B. Failure of a System to perform caused by legislative, administrative, or executive regulation, order or requisition of the government, local utility or public utilities commission, or any state, provincial or municipal government or official;
- C. Use of a System beyond the scope contemplated in its operating manuals or technical specifications;
- D. Damage to a System not caused directly or indirectly by Contractor or its subcontractors under any agreement between Contractor and District;
- E. Force Majeure Events;
- F. A change in usage of that portion of the Site on which the System is located which may affect building or site permits and related requirements, without the written approval of Contractor, or a change in ownership of building or property and the new owner has not signed an assumption agreement of the terms and conditions herein,
- G. Any defect of deficiency to the extent the same results from a specific written direction from the District if, prior to implementing such written direction, Contractor advised District that District’s written direction would so affect the warranty provided by Contractor hereunder.

**2.8 Manufacturer Warranties**

Contractor shall procure and assign to District warranties from the equipment manufacturers (the “Manufacturer Warranty”) to the extent said Equipment is purchased and provided for the Solar Plant by Contractor. Solar energy Equipment included in the scope of work for electricity generation (PV modules, inverters) shall have a minimum ten (10) year manufacturer performance warranty to protect against degradation of electrical generation output of more than 15% from their originally rated electrical output. Except as expressly provided in this Agreement, Contractor’s obligations under this warranty do not apply to any defects whatsoever in the Equipment purchased and provided by Contractor for the Solar Plant, provided Contractor has procured and assigned to District the Manufacturer Warranty of such Equipment. Contractor makes no representation or warranty, and District shall seek no recourse from Contractor, regarding the Manufacturer Warranties, including, without limitation, any degradation in electrical generation output of the PV modules.

Contractor shall require that Manufacturers provide the following warranties:

- A. Inverters shall have a ten (10) year standard Manufacturer Warranty.
- B. PV modules shall have the following standard Manufacturer Warranties:
  - i. Five (5) year material and workmanship warranty;
  - ii. Ten (10) year power output warranty at ninety percent (90%) of rated nominal power output; and
  - iii. Twenty-five (25) year power output warranty at eighty percent (80%) of rated nominal power output.
- C. Meters shall have a one (1) year standard Manufacturer Warranty.



## **2.9 Project Closeout**

- A. Contractor shall deliver to District an owner's manual, operator's manual and as-built drawings for the System no later than ninety (90) days after Substantial Completion occurs. For the avoidance of doubt, the as-built drawings shall be included in the punchlist items.
- B. At District's request, Contractor shall provide District's personnel up to four (4) hours of detailed and complete on-site operation training with respect to the System. District's personnel shall have the qualifications necessary to perform their activities and will be hired by District or its Affiliate. Contractor shall provide District reasonable assistance in soliciting and obtaining any subsidies, rebates or incentives that may be available from any Governmental Authority pursuant to or in connection with the purchase or operation of the System or otherwise. Contractor makes no representation nor warranty to District as to the availability or amount of any such subsidies, rebates or incentives.

## **2.10 District Responsibilities**

Contractor shall not be obligated to perform any work or activity beyond the scope of the work and its other obligations under this Agreement. In particular, the following shall not be included in the Scope of Work and therefore shall be performed by District:

- a. The District shall furnish, to the extent not already provided to Contractor: (a) all surveys or other information in District's possession that describe the physical characteristics, legal limitations, and utility locations in and around the Site; (b) any prior environmental review documentation and all known information in District's possession concerning subsurface conditions, including without limitation the existence of any known Hazardous Materials, in or around the general area of the Site where the Work will be performed; (c) all relevant information in District's possession, including any structural or other relevant as-built drawings and photographs, of prior construction undertaken in the general area where the Work will be performed; (d) title reports less than one (1) year in age; and (e) any and all easements, zoning variances, planning approvals, including any resolution of any environmental impact issues, and any other legal authorization regarding utilization of the Site essential to the execution of the Work.
- b. District shall provide continuous access to the Site to perform the Work according to the Construction Schedule;
- c. District shall make water source available at the Site for construction water;
- d. District shall obtain the District Permits;
- e. District shall be responsible for hiring and paying for a Division of State Architect certified Inspector of Record;
- f. District shall select its own personnel so that it is present at the date of Substantial Completion;
- g. District shall pay for and provide communication access for system monitoring;
- h. District shall pay for all taxes, fees, and costs required to obtain all Permits.
- i. District shall provide access to, and allow Contractor the use of, water lines, sewer lines, storm water lines, power lines, fuel lines, telephone and communication lines, pipelines, and drainage ditches; and

- j. District shall be responsible for operating the System from and after Substantial Completion.

## **2.11 General Clarifications & Qualifications to Scope of Work**

- a. One (1) review cycle by District of the equipment layout drawings, one (1) review cycle by District of final design documentation, and one (1) final set of as-built drawings delivered to District in electronic format and hard copy.
- b. District will review and provide comments on drawings within 10 business days.
- c. Scope is based on code approved conduit and wiring methods.
- d. Contractor will not encounter any Rock or hard-pan during trenching and excavating.
- e. Contractor will not encounter any ground water during trenching and excavating.
- f. Native Soil can be utilized for backfill.
- g. Wiring from PV panels to combiners is USE cable and not placed in raceways.
- h. Grounding as required by NEC.
- i. Plastic UV-Rated cable ties and UV-Rated Cable Clips for wire management.
- j. Underground conduits shall be schedule 40 PVC with schedule 80 PVC risers.
- k. Placards shall be adhered and not mechanically affixed.
- l. AC and DC wiring to be aluminum where possible.
- m. Current electrical service has adequate capacity for the system. Line Side Tap shall be utilized at existing switchgear.
- n. Inverters shall be mounted via piles or on columns with Unistrut. No Equipment Pads.
- o. Price is based on the COMEX and The Steel Index (TSI) material pricing as of the Effective Date. Increases to COMEX and The Steel Index (TSI) may result in an increase in the Contract Price.
- p. Solar Systems will be designed as Wind Exposure C.
- q. One (1) mobilization per site.
- r. Site parking being available to all Contractor and Subcontractor employees.
- s. Scope of Work Price is based on straight time Monday to Friday (no holidays) work week, 40 hours per week between 6:00 AM and 6:00 PM.
- t. Prevailing Wage Labor included. Any delays or increased prevailing wage requirements not included.
- u. District will receive all necessary easements within 45 business days after the Effective Date.
- v. There are no existing encumbrances or easements on the site.
- w. Scope of Work Price and Schedule assumes that the District has closed all previous construction projects with the Division of State Architecture that may cause a delay in the approval of this Project.

## **2.12 Solar Scope of Work Exclusions**

The Solar Work excludes the following:

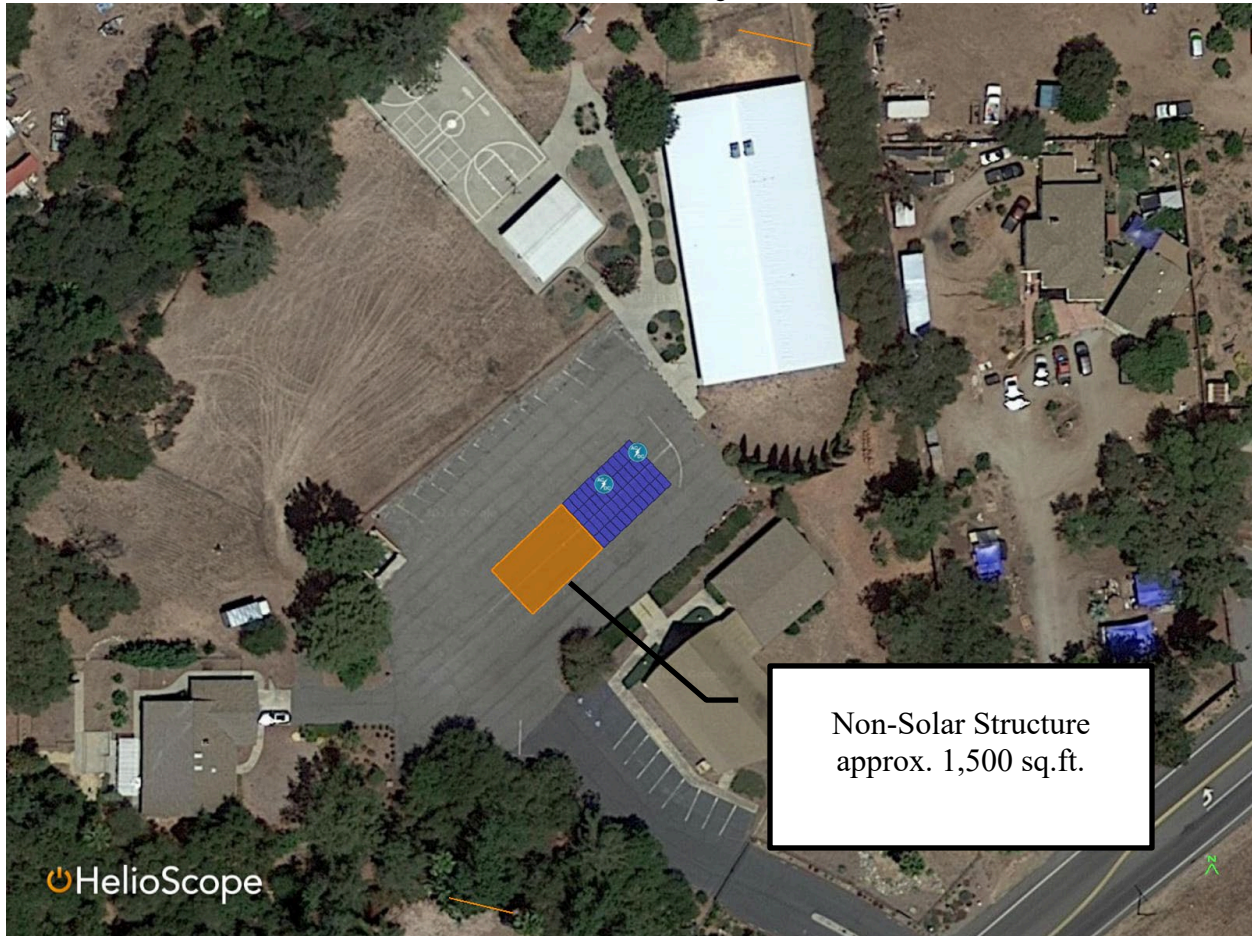
- a. Plumbing, Fire Sprinklers, Fire and Life Safety equipment and its components.

- b. Warranty, repair and/or upgrade of the existing mechanical, plumbing and electrical systems, air distribution and control systems found in disrepair or not compliant to code. Any and all systems and structure defects repairs/replacements as a result of pre-existing condition.
- c. Upgrade of the existing site electrical service capacity and transformer.
- d. Any upgrades to existing parking lots, sidewalks, etc. unless otherwise included in scope.
- e. Drill hole casing, water mitigation, underground obstructions, caving soils, or Rock drilling.
- f. Any conditions, such as rock or hard-pan, that a 310 SG backhoe or similar cannot excavate.
- g. Fine grading.
- h. Hazardous material abatement or removal of any kind.
- i. Plan Check Fees (to be paid directly by the District).
- j. Inspector of Record fees.
- k. Storm Water Pollution Prevention Plan or perimeter silt fencing.
- l. Americans with Disabilities Act improvements including curb cutting, truncated dome installation, repainting, restriping, or installation of new signs.
- m. Tree removal and mitigation costs.
- n. String level monitoring.
- o. Relocation and modification of underground utilities.
- p. Premium time (except for utility tie-in).
- q. Field painting – lot striping, conduit painting, etc. above and beyond any items altered during construction or otherwise specified in the scope of work.
- r. Asphalt (fog, coating, and striping)
- s. Operation and Maintenance services.
- t. Net Generation Output Meter.
- u. Site Security.
- v. Temporary power/back up power during shutdown.
- w. Metallic cable ties for wire management.
- x. Privacy screen for temporary or permanent fencing. Barb wire for fencing.
- y. Other Fees (plan check, utility permits, parking, etc.).
- z. Compliance with Buy American, Buy America or Domestic Content Provision of the Inflation Reduction Act.
- aa. Any additional costs associated with COVID-19 (this includes, but not limited to, safety training, sanitizing equipment, limitation on number of workers in a space, etc.).
- bb. Any items not specified in this scope.

Contractor will notify the District of any excluded work or repairs which are necessary to the function of the Work as soon as Contractor becomes aware of such, and before proceeding with related work.

## 2.13 Site Plans

### Fallbrook Health District- Wellness Center PV Layout



Fallbrook Health District- District Office PV Layout



### **3.0 PROPOSED PROJECT INSTALLATION TIMELINE & COORDINATION**

The Project will require extensive scheduling and coordination to ensure the efficient implementation of the Work shown herein. Contractor will provide retrofit services in Phases. Each construction Phase will include a complete PV Lighting system retrofit at a given building or site.

The District shall provide safe access to the buildings and provide the necessary security for staff safety during the rigging and equipment handling process. During the retrofit services, areas of the building designated by Contractor may need to be vacated to ensure the safety of the occupants. It will be the District's responsibility to temporarily relocate the occupants to other classrooms or buildings and, if needed, provide temporary facilities for the duration of the given phase of each project.

In order to minimize the disruption of District's operation, coordination and scheduling items shall include but are not limited to multiple trips to the job site, multiple equipment riggings, temporary relocation of the tenants, etc. Contractor will work with the District to develop a detailed project schedule. Once the project schedule is confirmed, Contractor will provide the District with a Schedule of Values and a progress payment schedule, which corresponds to the project schedule. The Project installation systems will start upon executing this Agreement and ordering and obtaining necessary equipment, parts and materials needed for installation, as listed in the Scope of Work. It is anticipated the construction phase of this project would be performed in 2024.

District and its representatives shall coordinate all the project activities with Contractor's Project Manager only.

### **4.0 WORK MILESTONES**

<b>Estimated Milestone Schedule</b>	
<b>Milestone</b>	<b>Milestone Date</b>
Notice to Proceed	TBD
Equipment Procurement	Notice to Proceed + 8 Weeks
Construction Mobilization	Notice to Proceed + 20 weeks
Substantial Completion	Notice to Proceed + 40 weeks
Final Completion	Notice to Proceed + 52 weeks

Contractor shall be given a day-for-day slip in the Work Milestone Schedule for a delay in utility approvals beyond 12 weeks from Construction Mobilization date above. Contractor shall be given a day-for-day slip in the Work Milestone Schedule for a delay in Equipment delivery from the manufacture due to supply chain issues.

### **5.0 FIXED PRICE AMOUNT**

The fixed price for this Scope of Work is **One Million Three Hundred Thirteen Thousand One Hundred Nine US Dollars (\$1,313,109)**

The following District Controlled Allowance is included in the Fixed Price Amount above:

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SIQ/Special District  
08/01/23

- i. **Two Hundred Fifty Thousand US Dollars (\$250,000.00)** for the restoration of the Wellness Center Parking Lot. Contractor shall obtain written approval from District prior to using the District Controlled Allowance. If upon Final Completion of the Project, funds are remaining in the District Controlled Allowance, such funds shall remain unspent and allocated back to the District.

Contractor shall be entitled to, an increase in the Contract Price where the cost to Contractor for any labor, raw-material, or component (including without limitation, solar panels, tracking equipment, inverters, lighting and mechanical system components or any other equipment or materials necessary to complete the work required by this Work Order) increases after the Execution Date of the Energy Services Master Agreement. Such increase may be determined by the relative index for such labor, equipment, or material component including but limited to Consumer Price Index, The Steel Index, Commodity Indexes, etc. Contractor shall be entitled to an equitable adjustment in time and money for any costs that it incurs directly or indirectly that arise out of or relate to changes in taxes, tariffs, or similar charges due to such changes including, without limitation, escalation, delay damages, costs to re-procure, costs to change suppliers, costs of manufactured equipment or system components, or other costs of any kind resulting from the changes.

**6.0 PROGRESS PAYMENT SCHEDULE**

The District shall pay to Contractor the progress payments set forth below when Contractor has completed the Work associated with such payment. Contractor must submit documentation at the time of invoicing for related progress payments.

<b>Progress Payments Schedule</b>	
<b>Payment Milestone</b>	<b>% of Total Task Order Price</b>
Notice to Proceed	10%
Equipment Deposit	25%
Progress Payments	50%
Substantial Completion	10%
Final Completion	5%

**7.0 PERFORMANCE AND PAYMENT BONDS**

Upon the written request of the District prior to commencement of work, Contractor shall provide evidence of the following bonds to District:

- a. Performance Bond. A bond issued by a corporate surety authorized to issue surety insurance in California, and reasonably acceptable to District, in an amount equal to one-hundred percent (100%) of this Scope of Work Price payable under the Agreement securing the faithful performance of this Scope of Work; and
- b. Payment Bond. A bond issued by a corporate surety authorized to issue surety insurance in California, and reasonably acceptable to District, in an amount equal to

one-hundred percent (100%) of this Scope of Work Price payable under the Agreement securing the payment of all claims for the performance of labor or services on, or the furnishing of materials for, the performance of this Scope of Work.

The Performance and Payment Bonds shall guarantee timely completion of the Work in accordance with this Scope of Work and shall cover the installation period. The warranty period shall extend one (1) year following Final Completion.

The surety, having provided the Performance and Payment Bonds under this Scope of Work, shall assume no liability to Contractor, District or any third parties, should Contractor fail, for any reason, to deliver acceptable warranties beyond the one (1) year warranty period following Final Completion.

**8.0 TERMS AND CONDITIONS**

Unless otherwise stated, this Work Order shall be completed within the terms of the Government Code Section 4217 Energy Services Master Agreement executed on December 13, 2023 between SitelogIQ, and the District.

IN WITNESS, WHEREOF, the Parties hereto have duly executed and delivered this Work Order as of the date set forth below.

**SitelogIQ, Inc.,**  
a Delaware Corporation

By: \_\_\_\_\_ Date: \_\_\_\_\_

Name: John Gajan  
Title: President, West Energy

**Fallbrook Health District,**  
a district organized and existing under the laws of the State of California

By: \_\_\_\_\_ Date: \_\_\_\_\_

Name:  
Title:



## **EXHIBIT E INSURANCE**

### **Contractor Insurance Requirements**

1. Required Coverages. Contractor shall carry and maintain with carriers or self-insurance, as a minimum, the following insurance coverage:
  - i. Workers Compensation Insurance and Employers Liability. In accordance with the laws of the state of where work may be done with limits for employer's liability in the minimum amount of one million dollars (\$1,000,000) for each occurrence and one million dollars (\$1,000,000) for each occurrence of bodily injury on a per employee basis;
  - ii. Commercial General Liability. One million dollars (\$1,000,000) per occurrence/two million dollars (\$2,000,000) in the aggregate for bodily injury, personal injury and property damage, products and completed operations;
  - iii. Commercial Automobile Liability, Any Auto. One million dollars (\$1,000,000) per accident including owned, non-owned, and hired automobiles.
  - iv. Excess coverage of four million dollars (\$4,000,000) per occurrence and aggregate, or any other equivalent, available insurance coverage of the Contractor.
  - v. Builders' Risk Insurance: Contractor shall procure and maintain builders' risk insurance (all-risk coverage) or similar policy as part of its Property/Inland Marine coverage for an amount equal to one hundred percent of the Agreement sum for the benefit of the District, and the Contractor and Subcontractors as their interest may appear. In projects involving no structural change or building construction, this requirement may be waived in writing, at the District's sole option.
2. Policy Endorsements. Insurance coverage required to be maintained by Contractor under this Agreement shall:
  - i. provide a severability of interests or cross liability clause for Commercial General Liability Insurance;
  - ii. except in the case of worker's compensation insurance and other statutory insurances where it would be inappropriate, name District and others as may be reasonably required by District, as additional insured's; and to the extent permissible in accordance with the policy, include a waiver of subrogation by the insurers in favor of District and each of its respective assignees, Affiliates, agents, officers, directors, employees, insurers or policy issuers and a waiver of any right of the insurers to any set-off or counterclaim, whether by endorsement or otherwise, in respect of any type of liability of any of the Persons insured under any such policies.
3. Certificates. Contractor shall throughout the Agreement Term provide certificate(s) and/or memoranda of insurance evidencing the coverage specified in this Attachment E to District upon District's reasonable request.

## **District Insurance Requirements**

1. Required Coverage. District shall carry and maintain with carriers or self insurance, as a minimum, the following insurance coverage:
  - i. Workers Compensation Insurance and Employers Liability. In accordance with the laws of the state of where work may be done with limits for employers liability in the minimum amount of one million dollars (\$1,000,000) for each occurrence and one million dollars (\$1,000,000) for each occurrence of bodily injury on a per employee basis;
  - ii. Commercial General Liability. One million dollars (\$1,000,000) per occurrence/two million dollars (\$2,000,000) in the aggregate for bodily injury, personal injury and property damage, products and completed operations;
  - iii. Commercial Automobile Liability, Any Auto. One million dollars (\$1,000,000) per accident including owned, non-owned, and hired automobiles.
  - iv. Excess coverage of four million dollars (\$4,000,000) per occurrence and aggregate, or any other equivalent, available insurance coverage of the Contractor.
2. Policy Endorsements. Insurance coverage required to be maintained by District under this Agreement shall provide a severability of interests or cross liability clause for Commercial General Liability Insurance;
3. Certificates. District shall throughout the Agreement Term provide certificate(s) and/or memoranda of insurance evidencing the coverage specified in this Attachment E to Contractor upon Contractor's reasonable request.

**EXHIBIT F - CERTIFICATE OF SUBSTANTIAL/FINAL COMPLETION**

**PROJECT:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

SitelogIQ, Inc. ("SitelogIQ") and District Name ("District") hereby acknowledge, confirm, and agree that:

1. The Project associated with the Agreement between SitelogIQ and District, dated original contract date, including all contract amendments, has reached  substantial/ final Completion.
2. The contract value as of  substantial/ final completion is \$contract value.
3.  The Project has reached Substantial Completion and the following terms apply:
  - a. The date of substantial completion shall be deemed to be the date upon which the occupation, beneficial use, and enjoyment of a work of improvement by the District, excluding any operation only for testing, startup, or commissioning.
  - b. A list of minor incomplete and corrective Work to be completed ("Punch List Work") prior to final payment is attached hereto. SitelogIQ and/or its Subcontractors shall complete the Punch List Work on or about insert date of anticipated final completion.
  - c. Unless otherwise provided by notice in writing, within five (5) business days of this notice, work is considered substantially complete and receipt of full payment will constitute acknowledgement and release of SitelogIQ from any further obligations, except the 1-year term warranty for workmanship and completion of the outstanding attached punch list items, if any.
  - d. Upon completion of the Punch List Work, District shall complete and cause to be recorded the attached Notice of Completion.
4.  The Project has reached Final Completion and the following terms apply:
  - a. The date of final completion shall be deemed to be the date upon which the occupation, beneficial use, and enjoyment of a work of improvement by the District, excluding any operation only for testing, startup, or commissioning, and cessation of work on the Project.
  - b. Unless otherwise provided by notice in writing, within five (5) business days of this notice, work is considered complete and receipt of full payment will constitute acknowledgement and release of SitelogIQ from any further obligations, except the 1-year term warranty for workmanship.
  - c. District shall complete and cause to be recorded the attached Notice of Completion and close the following performance.
5. District's failure to sign this certificate of substantial/final completion shall not prohibit SitelogIQ from discharging its performance and payment bonds.

IN WITNESS WHEREOF, the Parties hereto have executed this Certificate of  Substantial/ Final Completion as of the day and year of the Date of  Substantial/ Final Completion written above.

**Fallbrook Regional Health District**

**SitelogIQ, Inc.**

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Signature

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Signature

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Printed Name

---

Printed Name

---

Project Manager

---

Title

---

Title

---

Date

---

Date

**EXHIBIT G  
NOTICE TO PROCEED**

John Gajan  
President, West Energy  
SitelogIQ, Inc.  
1651 Response Road  
Suite 300  
Sacramento, CA 95815

Re: Notice to Proceed

Dear John Gajan:

This Notice to Proceed is being issued by Fallbrook Region Health District ("District") to SitelogIQ, Inc. ("Contractor") pursuant to the 4217 Energy Services Agreement, entered into on December 13, 2023

This Notice to Proceed authorizes the Work described by Exhibit C of the Agreement.

By signing and dating this Notice to Proceed, the parties hereto agree to these terms and represent and warrant they have the authority to execute this Notice to Proceed on behalf of their respective organizations.

**ACKNOWLEDGED & AGREED TO:**

Fallbrook Regional Health District

SitelogIQ, Inc.

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Name: John Gajan

Title: \_\_\_\_\_

Title: President, West Energy

Date: \_\_\_\_\_

Date: \_\_\_\_\_